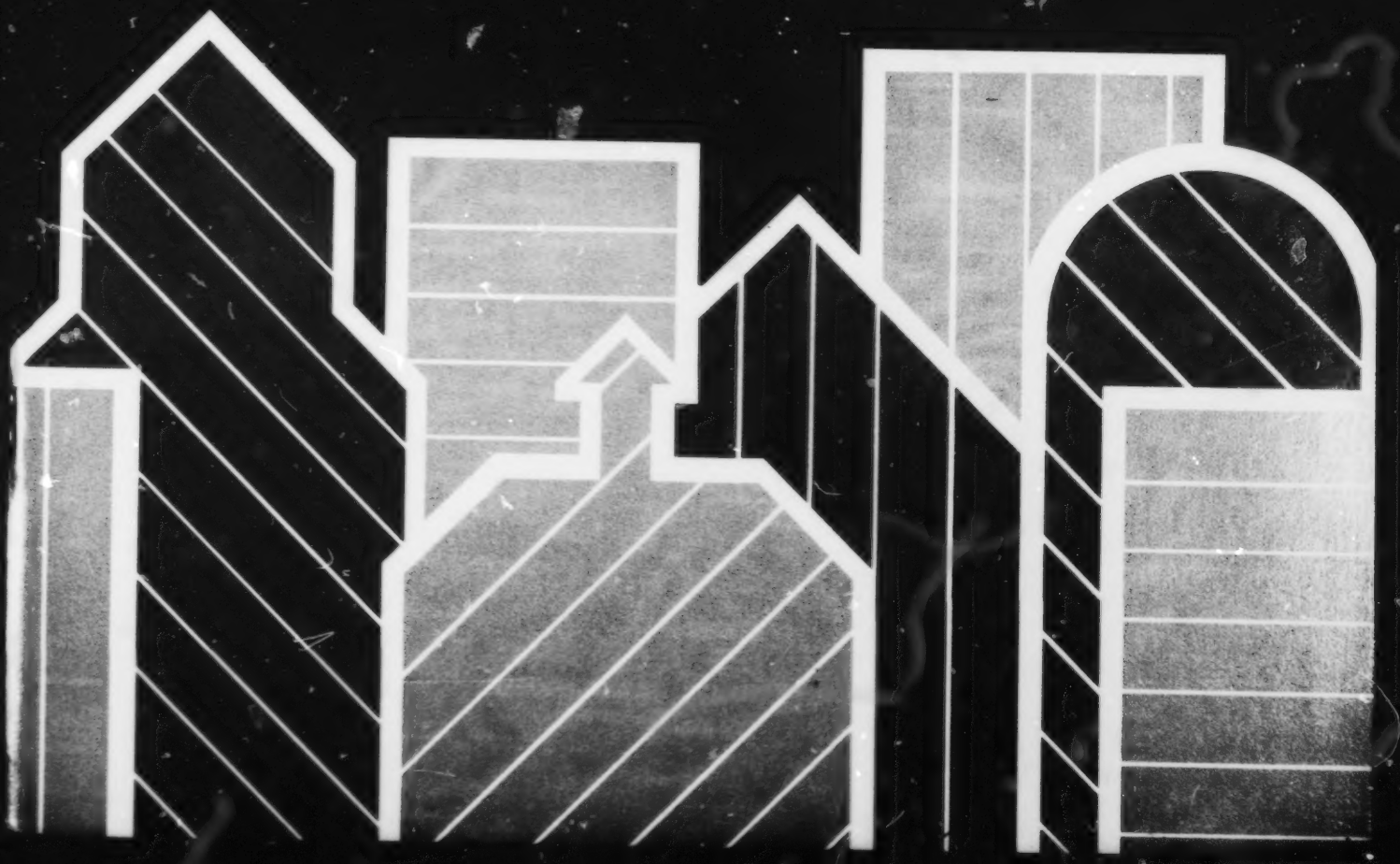
A ◇ GUIDE ◇ TO ◇

LAND USE PLANNING IN ALBERTA



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Please Note: This book is an introduction to the planning system in Alberta, and the intention is to provide a descriptive overview. Consequently, it cannot be used as a substitute for the relevant statutes. For particular application of the legislation, please refer to the statutes themselves.

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LAND USE PLANNING IN ALBERTA

Land use planning can be defined as the ongoing management of land use in urban and rural areas to achieve regional and local objectives concerning the accommodation of different activities: residential, commercial, industrial, agricultural, recreational, and others.

In Alberta, land use planning takes place within the framework laid out in the Planning Act, passed by the province in 1977 and amended from time to time subsequently. Under the Act, much of the responsibility for planning matters falls upon municipal governments.

Accordingly, this publication is prepared particularly to help elected officials and administrative staff of local governments understand the various mechanisms required by, or available through, Alberta's planning legislation.

Chapter One provides an overview of land use planning in Alberta. In this chapter, the purpose of the Planning Act is examined, as well as the major stages or steps in the planning process. Then the evolution of planning in Alberta is outlined, with a discussion on how the various plans, commissions, and boards have come into being, and the effect they have on the planning process. Lastly, the various types of plans are introduced as well as the tools or measures used to implement the plans. The reader who requires a general introduction to planning in Alberta may wish to explore no further.

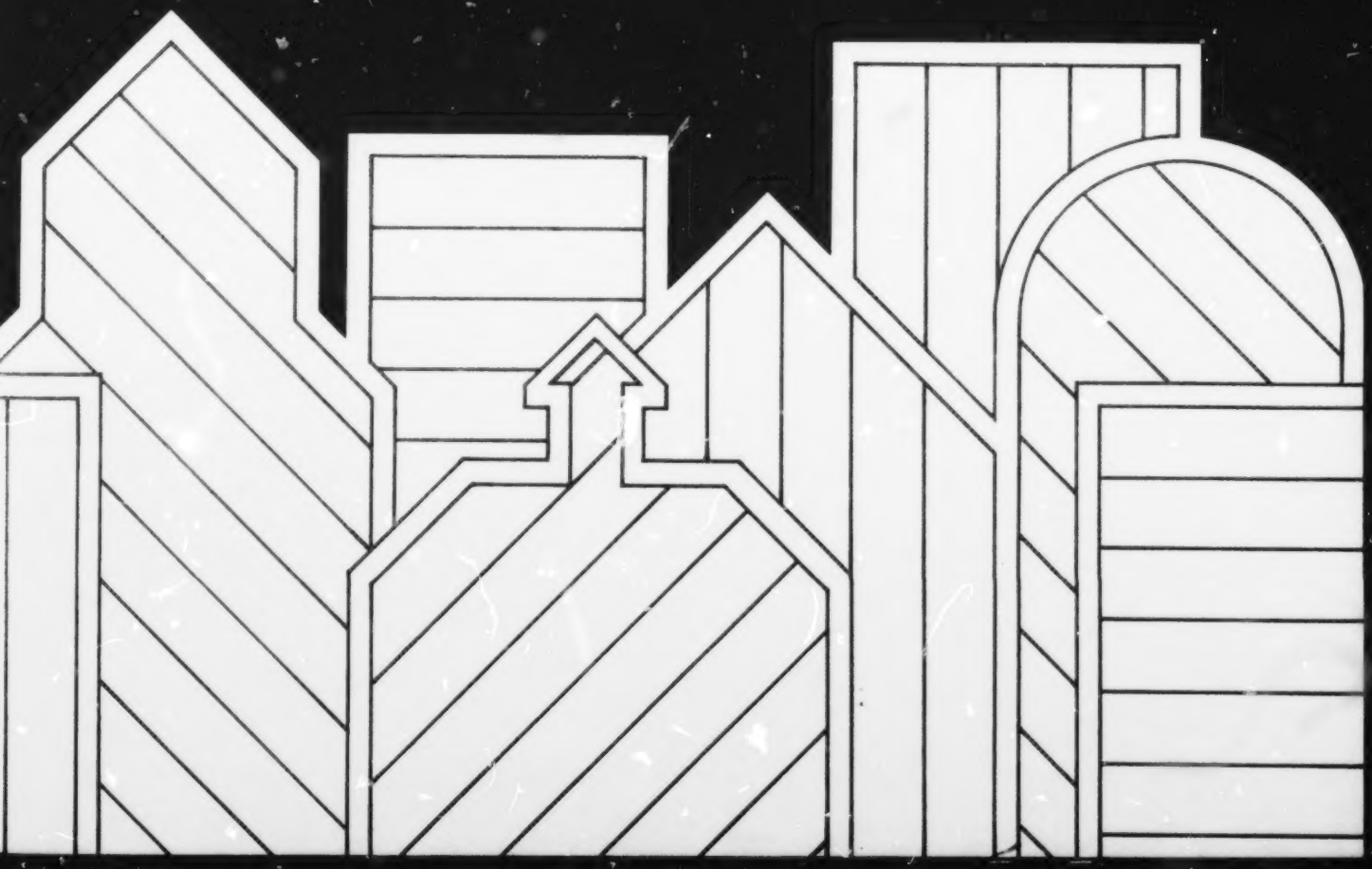
Chapters Two, Three, and Four offer greater detail for the reader who requires a more complete understanding.

Chapter Two reviews each of the plans and measures named in the Planning Act, including the adoption and amendment procedures.

Chapter Three contains a review of the mechanisms for development and explains their application and the conditions under which development is permitted.

Chapter Four is a review of the subdivision of land, the process of subdivision approval and a description of replotting schemes.

THE PLANNING SYSTEM



THE PLANNING SYSTEM

LAND USE PLANNING AND THE PURPOSE OF THE PLANNING ACT

General insights into land use planning

Land use planning in Alberta takes place within the framework of the Planning Act. The underlying purpose of the Act is to:

"(a) achieve the orderly, economical, and beneficial development and use of land and patterns of human settlement, and

(b) maintain and improve the quality of the physical environment within which patterns of human settlement are situated in Alberta,

without infringing on the rights of individuals except to the extent that is necessary for the greater public interest."

Accordingly, the objectives of the Act at the time of its passage were to:

- establish a workable and understandable system of land use planning and control;
- preserve local autonomy over land use and development by providing a broad framework and authority in which independently determined objectives could be expressed and realized;
- provide for the orderly subdivision of land;
- maintain and encourage regional planning; and
- provide adequately for public participation in the land use and statutory plan decision-making process.

The Planning Act provides a framework for planning by describing the types of plans and measures that can or must be used to control land use. It states the required and discretionary content of each plan and the relevant measures, and sets down the powers, decision-making authority, and responsibilities of a planning organization.

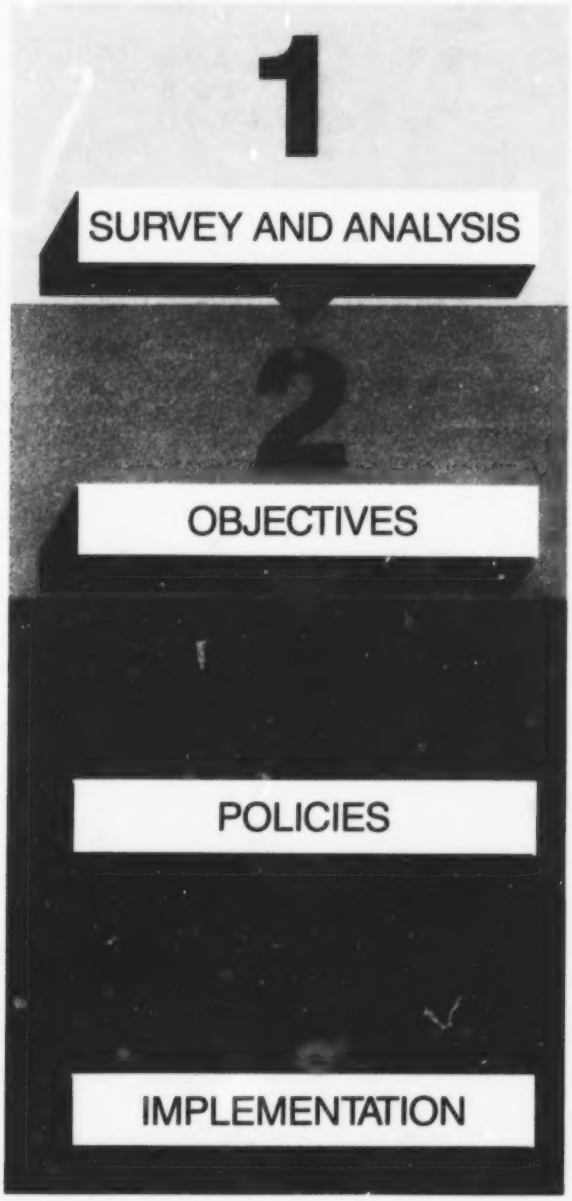
The basic steps in the planning process

There are certain basic steps in the planning process that are used to assess planning progress and that are designed to avoid controversy and conflict.

As a start, each area for which land use planning is undertaken should choose its goals carefully. These goals, an expression of the values of the residents, are typically variations on several key themes:

- provision for growth and development;
- environmental considerations;
- the attainment of harmony (absence of conflict) among adjacent land uses;
- preservation of community standards and character in new physical development;
- efficient provision of infrastructure; and
- protection of resources from misuse.

LAND USE PLANNING PROCESS



Plans are prepared with these themes in mind and then implemented using a variety of tools provided for in the Planning Act.

Land use planning involves a staged sequence of events. It is undertaken in response to perceived needs: a change in population which creates a need for new development, or an issue such as the location and number of shopping malls or the need for new subdivisions. During the staged process, the issues are clarified; they may even be redefined since entirely new issues and problems can be revealed. The steps are as follows:

Stage 1: Survey and Analysis: collect physical, environmental, demographic, social, economic, housing, servicing, and other community data.

The purpose is to create a relatively comprehensive information base, from which trends, needs, and issues can be identified. Public opinion concerning the future of the community or region must be sought either at this or a later stage.

Stage 2: Formulation of Objectives: establish objectives relating to the future physical development of the area or community.

The information collected in Stage 1 is considered by elected officials, who translate their perceptions into general statements of what the community's future character should be.

By way of example, an urban community might want to encourage a manageable rate of growth and the presence of a variety of housing types, and to strengthen the downtown area. A rural community, on the other hand, might seek to preserve agricultural land, and to locate country residential development while maintaining the rural character of the area.

Stage 3: Selection of Policies: identify the action necessary to achieve the objectives.

The objectives of the hypothetical urban community mentioned in Stage 2 might lead to policies that allow the development of enough residential land for a particular rate of population growth; that specify the desired proportion of accommodation among housing types; and that direct the development of peripheral shopping centres.

The selected policies are normally published in a document containing text and maps, organized by topics such as land use, housing, community facilities, and transportation. The level of detail and specific direction will vary from the broadest, most policy-oriented regional plans, through the general municipal plans, to the detailed, area structure and area redevelopment plans.

Stage 4: Plan Implementation: execute the policies by means of the mechanisms authorized in the planning legislation.

Districting (zoning) and development permits are the best-known controls used to direct specific development. Their purpose is to direct development in the public interest in accordance with land use plans; and to prevent or minimize unfair or adverse effects of development on the existing community, or on individuals who might be affected by development.

It must be remembered that planning in a community does not end once this sequence has been completed. Amendments to plans and by-laws may become necessary, or, if conditions change drastically, complete revisions may take place.

When the kind of sequential process outlined above is followed by the public planning authority, the result is an open process. If the ground rules are known, developers can expect consistent treatment for similar applications. They will know what can be done on a particular site. Similarly, residents are able to predict the kind and density of land uses that could occur in their neighbourhoods. Opportunities for public participation are provided throughout the planning process.

Openness, consistency, and predictability combine to spare elected officials the public controversy that frequently surrounds planning when land use management is practised as an exercise in ad hoc decision-making.

THE EVOLUTION OF PLANNING IN ALBERTA

Plans, authorities, and boards — past and present

The evolution of planning has resulted in a large part of the responsibility for urban and rural development resting squarely on the shoulders of municipal elected representatives, not with the provincial government.

Some form of planning legislation has been in effect in Alberta almost since the time of the province's creation. During the past eighty or so years, a number of land use planning statutes have been enacted, each providing a structure of land use management appropriate to the demands and problems of the day. Nevertheless, the evolution of the Alberta planning framework is characterized by continuity and consistency; many elements of the present Planning Act originated in earlier Acts and have withstood the test of time.

The first Alberta planning statute was a response to rampant land speculation. The Town Planning Act of 1913 allowed municipalities to prepare town planning schemes for land awaiting development. But the boom ended, and no such schemes were put in place.

In 1928, the Town Planning and Preservation of Natural Beauty Act established a Town and Rural Planning and Advisory Board to help municipalities formulate and carry out town planning schemes. The Act also empowered the Board to make regulations controlling land use (that is, buildings and signs) along highways, a matter which was the concern of the influential United Farm Women of Alberta. Rural Alberta thus asserted its presence, redressing the urban bias of the first efforts at planning legislation.

The 1929 Town Planning Act, which consolidated and replaced the 1913 and 1928 Acts, contained a number of new and significant provisions. In the first place, the Town and Rural Planning Advisory Board was given an additional duty: approving subdivisions.

Furthermore, local municipalities were authorized to adopt official town plans and zoning regulations, the first reference to zoning in Alberta planning legislation. Thus municipalities could now prescribe building heights and floor areas, densities, permissible land uses, and many of the other aspects commonly under the purview of zoning. The local authorities, at their option, could appoint town planning commissions to prepare and administer the plans and zoning by-laws.

In addition, two or more adjacent municipalities could appoint a regional planning commission to implement a town planning scheme.

During the 1930s, depressed economic conditions temporarily reduced the level of planning activity. However, the need for planning rocketed after the discovery of oil at Leduc in 1947.

To cope with the new demands, the legislation was amended and renamed the Town and Rural Planning Act in 1950, and then reorganized and rewritten in 1953; several plans and agencies were renamed (see Figure 1). Many of the amendments were advancements towards inter-municipal co-operation in the preparation of plans and by-laws.

Municipalities could be officially grouped to create district planning commissions. A commission's principal functions were to prepare general plans and zoning by-laws and to advise on planning matters generally.

Specific commissions were given additional responsibilities. Under the Subdivision Regulation published in 1953, the commissions for Edmonton and Calgary were made the subdivision approving authorities (known as the SAA) for their districts, excluding the two cities themselves, which became their own subdivision approving authorities.

Subsequently, under an amendment to the Act in 1957, the commission for a district containing a municipality of over 50,000 people was required to prepare a district general plan. With such a district plan in place, municipalities could not take action inconsistent with that plan. The commissions therefore assumed a degree of authority over land use planning decisions instead of being merely advisory bodies.

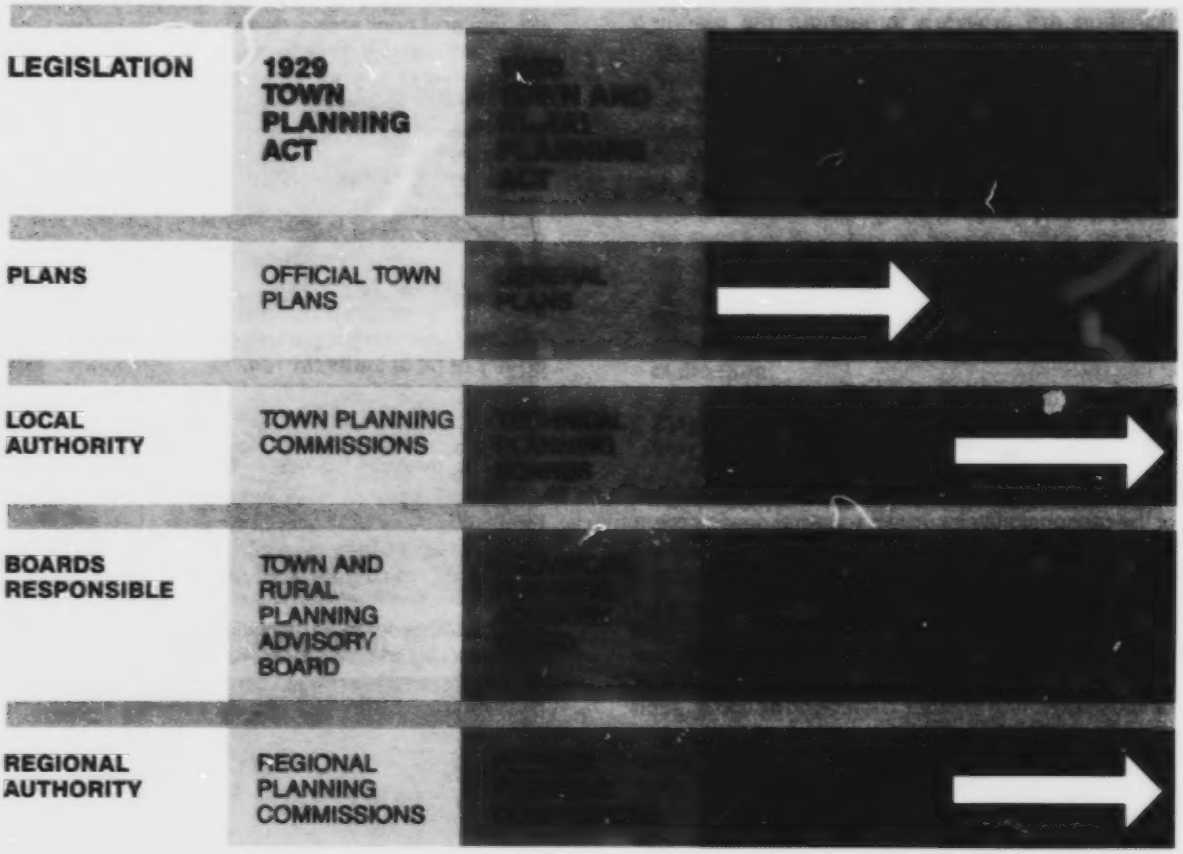
In 1963, the components of the planning framework were restated or revised in a new Planning Act; again agencies were renamed. An important change in function occurred: all regional planning commissions were required to prepare regional plans and could become subdivision approving authorities at the Provincial Planning Board's discretion.

Following frequent amendments to the 1963 Act, the Act was rewritten in 1977. In the subsequent period, the Planning Act has itself been amended, demonstrating the need to adapt the planning framework to the circumstances of the day.

Now, provision is made for boards, commissions, and other planning authorities to oversee land use planning in Alberta, and there is ample opportunity for public participation in the planning process.

As well, provision is made for regional plans and up to three statutory plans at the municipal level: the general municipal plan, the area structure plan, and the area redevelopment plan (see Figure 2).

THE EVOLUTION OF PLANNING (FIGURE 1)



The Alberta Planning Board

The Alberta Planning Board is constituted under Part 2 of the Planning Act. It currently comprises approximately an equal number of public and private members appointed by the Lieutenant Governor in Council. The private members, appointed to serve as "citizens at large," have considerable experience in public life, including experience as elected representatives and municipal and planning administrators. Those from the public service are drawn from the senior ranks of government departments and agencies.

The Alberta Planning Board has a number of functions related to the planning system. The Alberta Planning Board:

- hears, decides, and issues orders respecting appeals relating to,
  - — subdivisions,
  - — amendments to regional plans,
  - — inter-municipal disputes, and
  - — non-conformity of local planning actions with regional plans;
- administers the Alberta Planning Fund for the purpose of financing planning in the province, which includes the establishment of mill rates for municipal requisitions and the review of the budgets of regional planning commissions;
- advises the Lieutenant Governor in Council on a number of planning matters, including the establishment and operation of regional planning commissions, as well as regional plans and amendments; and
- recommends the formation of new towns and considers all matters related to their planning and development.

Regional Planning Commissions

Each of the regions served by regional planning commissions encompasses an area of land containing several municipalities associated by a commonality of interest and by physical, economic, transportation, and other planning linkages. Each region has a technical staff to undertake planning activities and to provide advice and assistance to the commission and member municipalities.

The commissions, established by Order in Council, are composed of representatives from the councils of member municipalities. Traditionally, regional planning commissions have:

- prepared and administered a regional plan;
- provided planning services to member municipalities;
- offered advice and assistance on a variety of regional planning issues; and
- approved subdivision applications.

There are ten regional planning commissions in the province; equivalent services and functions in areas not included in regional planning commissions (primarily in the northeastern part of the province) are offered by the staff of Alberta Municipal Affairs.

Opportunities for public involvement in planning

One purpose of planning is to safeguard the interests of the public. Accordingly, the Planning Act requires that public hearings be held prior to the adoption or amendment of any statutory plan or land use by-law. In fact, regional planning commissions are given a specific mandate to encourage public participation in planning matters.

The Act also provides avenues of appeal open to individuals whose application for subdivision or development permission either has been refused or conditionally approved. Likewise, the Act allows appeals by persons affected by a development permit, and by the owners of land adjacent to a parcel approved for subdivision.

PLANNING FOR ORDERLY DEVELOPMENT

The plans: consistency and conformity

The plans and measures specified in the Planning Act are each assigned a specific role within the overall planning framework. Provisions in the Act ensure that local plans conform with the regional plan and with each other. The various plans and measures are briefly outlined in the following paragraphs and in Figure 3.

The Planning Act makes reference to a series of plans that can be used to achieve the orderly development of land: regional plans, general municipal plans, area structure plans, and area redevelopment plans.

PROVINCIAL PLANS AND PLA
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Plans	Geographical jurisdiction	Body responsible for adopting or administering plan	Obligation under the Planning Act to adopt or administer plan	Principal purposes
REGIONAL PLAN	Regional planning commission area (a group of municipalities).	Regional planning commission (plan must be approved by Alberta Planning Board and ratified by Minister of Municipal Affairs).	Mandatory	To provide for the present and future land use and development of the planning region; the plan may also regulate and control the use and development of the land.
GENERAL MUNICIPAL PLAN	Municipality	Municipal council (by by-law)	Mandatory in urban municipalities of 1,000 or more population and in counties and municipal districts of 10,000 or more population; optional elsewhere.	To describe proposed land uses, the manner of future development and any areas suitable for an area structure or redevelopment plan.
AREA STRUCTURE PLAN	An area within a municipality	Municipal council (by by-law)	Optional	To provide a framework for subsequent subdivision and development of an area, by describing the phasing of development, proposed land uses, the proposed population density and the location of transportation routes and public utilities.
AREA REDEVELOPMENT PLAN	An area within a municipality in which buildings are to be preserved, rehabilitated, removed or replaced; roadways and services are to be established; or a particular development is intended	Municipal council (by by-law)	Optional	To describe how the objectives of the plan are to be achieved; the proposed land uses, roadways and services; the required recreational and school facilities; and any proposals for acquisition of land for public uses; the purpose of an intended redevelopment levy must also be stated.

NNING-RELATED MEASURES
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Planning-related measures	Geographical jurisdiction	Body responsible for adopting or administering measure	Obligation under the Planning Act to adopt or administer measure	
LAND USE BY-LAW	Municipality	Municipal council (by by-law)	Mandatory in municipalities of 1,000 population or more; optional elsewhere.	To implement plans by regulating and controlling the use and development of land and buildings, including the establishment of a procedure for issuing development permits.
DEVELOPMENT PERMIT	A development (i.e. building construction project, or a building or land which will be changed in use or intensity of use)	Development officer or municipal planning commission (responsibility to be assigned by council).	Mandatory in all municipalities which have adopted a land use by-law.	To initiate a development.
DEVELOPMENT CONDITIONS	A development which is the subject of a development permit.	Municipal council, and/or municipal planning commission, development officer.	Optional	To require an applicant to construct or pay for an access road, pedestrian walkway, utilities serving the development, parking facilities and loading/unloading facilities; also, to pay off-site or redevelopment levy (all or any of the foregoing may be required).
REDEVELOPMENT LEVY	A development lying within the jurisdiction of an area redevelopment plan.	Municipal council	Optional	To provide land for a park, school buildings or recreation facilities within the redevelopment area.
OFF-SITE LEVY	Land which is to be developed or subdivided.	Municipal council	Optional	To require developers to contribute towards the capital costs of water supply, sanitary sewer and storm sewer facilities.
SUBDIVISION APPROVAL	A parcel of land proposed for subdivision.	Subdivision approving authority (regional planning commission or the municipal council).	Mandatory	To ensure that land proposed for subdivision is suitable for its intended purpose and the proposed subdivision conforms to existing plans and the land use by-law.

These plans form a hierarchy or pyramid that reflects the level of detail required and the area to which they apply. Plans further down the pyramid generally cover smaller areas of land and contain policies of a more specific nature with primarily local application. The Planning Act sets out in general terms the purpose and function of each plan, but the detailed content of plans is, to a large degree, discretionary, and depends on the needs of the area for which the plan is being prepared (see Figure 3).

The Regional Plan is a relatively general statement of policies governing the future land use pattern in a region composed of a number of urban and rural municipalities. Guidelines for the content of the regional plans have been set by the Alberta Planning Board.

The regional plan addresses regional issues and reduces the possibility of development in one municipality adversely affecting another municipality. It also provides an opportunity for provincial concerns (for example, the conservation of agricultural land and the accommodation of rural industries) to be expressed since each regional plan must be approved by the Alberta Planning Board and ratified by the Minister of Municipal Affairs.

The General Municipal Plan (GMP) by contrast, is specific to a municipality and contains more detailed policies for future development* which must, however, conform to the regional plan. As an example, a general municipal plan could provide for the future separation of residential and industrial land uses in order to reduce possible land use conflicts.

The plan is prepared by a municipality with the assistance of professional planners, and adopted by by-law. The professional planners can be drawn from the technical staff of the municipality, the relevant regional planning commission, the staff of Alberta Municipal Affairs, or hired privately.

The Area Structure Plan (ASP) and the **Area Redevelopment Plan** (ARP) are more localized still. They are statements of land use and development proposals for an area within a municipality. An area structure plan usually deals with parts of a municipality being developed for the first time. An area redevelopment plan is concerned with an area already developed. An area structure plan and an area redevelopment plan are prepared and adopted in the same way as a general municipal plan.

*In the Planning Act, a "development" can mean an excavation, the construction of a building, or a change in the use or intensity of land or a building.

Planning implementation: The tools at work

A variety of measures are provided to assist with land use management. Together with the plans, they help to promote orderly development in a community.

A Land Use By-law (LUB) implements a general municipal plan by dividing the municipality into land use districts and establishing conditions and standards governing land use and development in each district.

Land use by-laws usually contain details on how to apply for development permits; how and by whom decisions on applications are made; and the conditions that can be attached. The preparation and adoption procedure is similar to that of a general municipal plan; a public hearing is mandatory.

For development permits, appeals are heard by the Development Appeal Board (DAB) of the municipality. Appeals against decisions on subdivision applications are heard and determined by the Alberta Planning Board. Only if questions of law or jurisdiction are involved can the decisions of Development Appeal Boards and the Alberta Planning Board be appealed to the Court of Appeal.

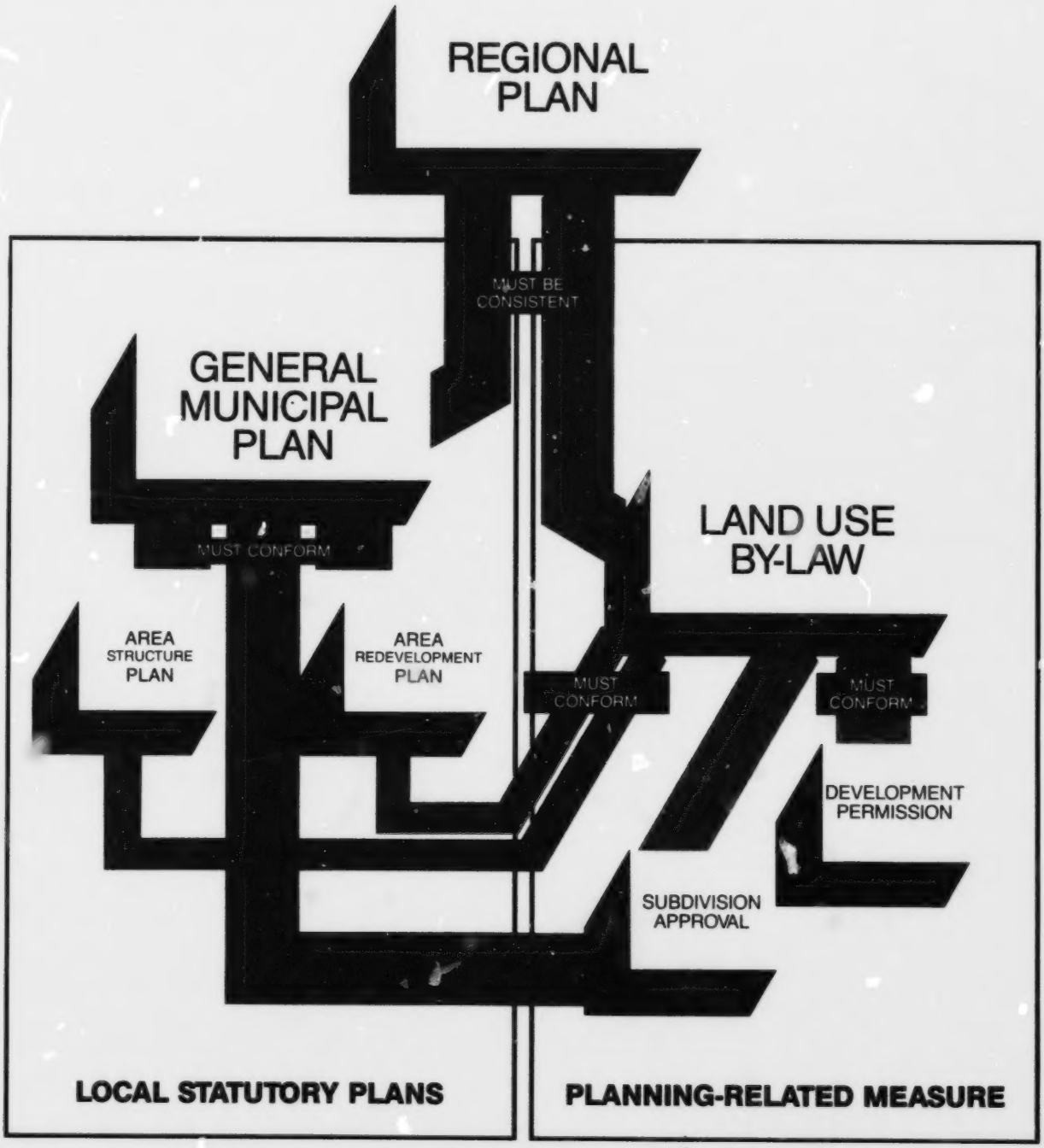
An Off-site Levy is a charge which can be imposed on land about to be developed or subdivided. The collection, which has to be authorized by by-law, pays for all or part of the capital costs of new or expanded facilities related to major municipal services: water, sanitary sewer, and storm sewer. Thus, existing residents are relieved of the burden of paying the entire cost of facilities which will serve both existing and future residents alike.

A Redevelopment Levy, by contrast, can be imposed when application is made for permission to develop in a redevelopment area. The area redevelopment plan by-law authorizes such a levy, which can only be used to provide land for a school, a park, or recreation facilities, individually or in combination.

Subdivision approval is required when a development necessitates the subdivision of an existing parcel of land into two or more new parcels, resulting in the creation of new Certificates of Title. There are certain exemptions to this specified in the Planning Act.

The purpose of subdivision control is to ensure that development requiring the creation of new parcels of land conforms with the provisions of the land use by-law and the applicable plans for the area affected.

RELATIONSHIP BETWEEN PLANS AND PLANNING-RELATED MEASURES (FIGURE 3)



Approval for a plan of subdivision must be obtained from the relevant subdivision approving authority. The subdivision approving authority can be the regional planning commission, or a municipality to which the Minister has granted authority, or in the absence of either of the above, the Minister of Municipal Affairs.

Further land use planning responsibilities

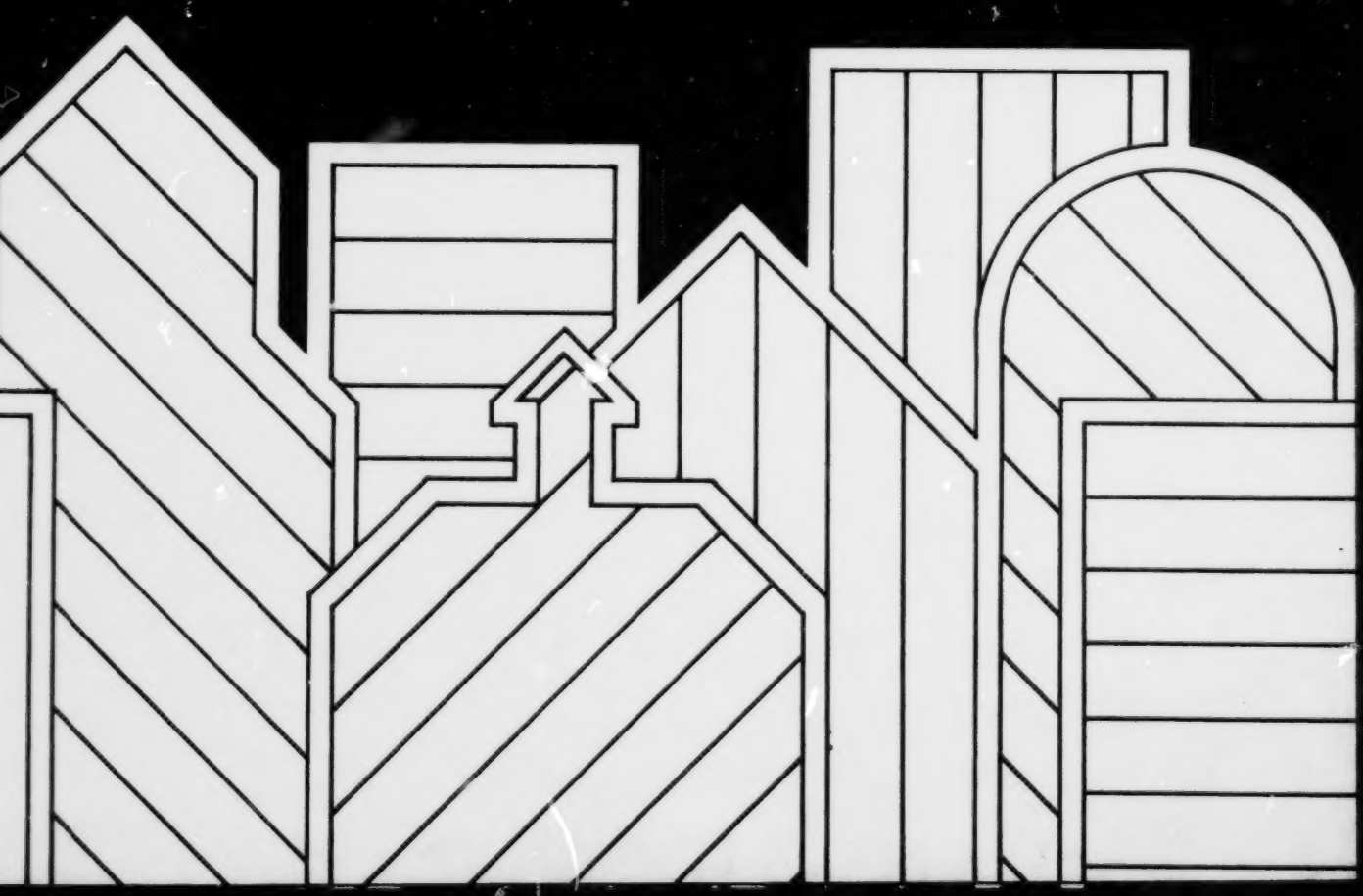
Most of the responsibility for land use planning in Alberta lies with municipalities, either individually, or collectively through their representation on regional planning commissions, in accordance with the requirements and provisions of the Planning Act. Nonetheless, the federal and provincial governments have some direct responsibilities.

The Federal Government
The Government of Canada controls the use of federally-owned Crown Land, including national parks, airports, and the sites of federal buildings; and it has granted the major railway companies absolute control over railway property. So it contributes to the land use pattern in many municipalities.

The Provincial Government
Outside the terms of the Planning Act, the province is directly involved in the planning and use of provincially-owned Crown Land; for example, highways, provincial parks, provincial forests, grazing reserves, and water resources.

It also indirectly influences the use of, and demand for, land in urban and rural municipalities through programs and legislation other than the Planning Act. For example, by investing in irrigation works, the province has permitted large tracts of land to be devoted to irrigation-based agriculture. Likewise, by assisting small business, it has promoted economic activity, thereby increasing the demand for commercial and industrial land.

PLANS



PLANS

THE REGIONAL PLAN

Regional planning is the broadest level of land use planning in Alberta. It attempts to provide for the orderly and economical use of land on a scale that encompasses two or more municipalities. The policies contained in a regional plan establish a framework within which local municipal planning can occur. The preparation and adoption of the regional plan by each of the established regional planning commissions are mandatory provisions of the Planning Act.

The Planning Act has made it mandatory that any action or thing done by any local authority should conform to the regional plan. Consequently, every statutory plan, replotting scheme, or land use by-law of a municipality must conform with the regional plan that affects the municipality.

The procedure used in preparing and adopting a regional plan is designed to allow input from all parties that could be affected by such a plan, whether they be the provincial government, a local municipality, or individuals from the general public.

In areas not contained within the jurisdiction of a regional planning commission, the Planning Act authorizes the Minister of Municipal Affairs to prepare, adopt, and amend a Ministerial Regional Plan. As of 1986, there are no Ministerial Regional Plans in effect in the part of the province where regional planning commissions do not exist (namely, the northeast and east central).

It should be remembered that the regional planning commission "adopts," the Alberta Planning Board "approves," and the Minister of Municipal Affairs "ratifies" a regional plan (see Figure 4).

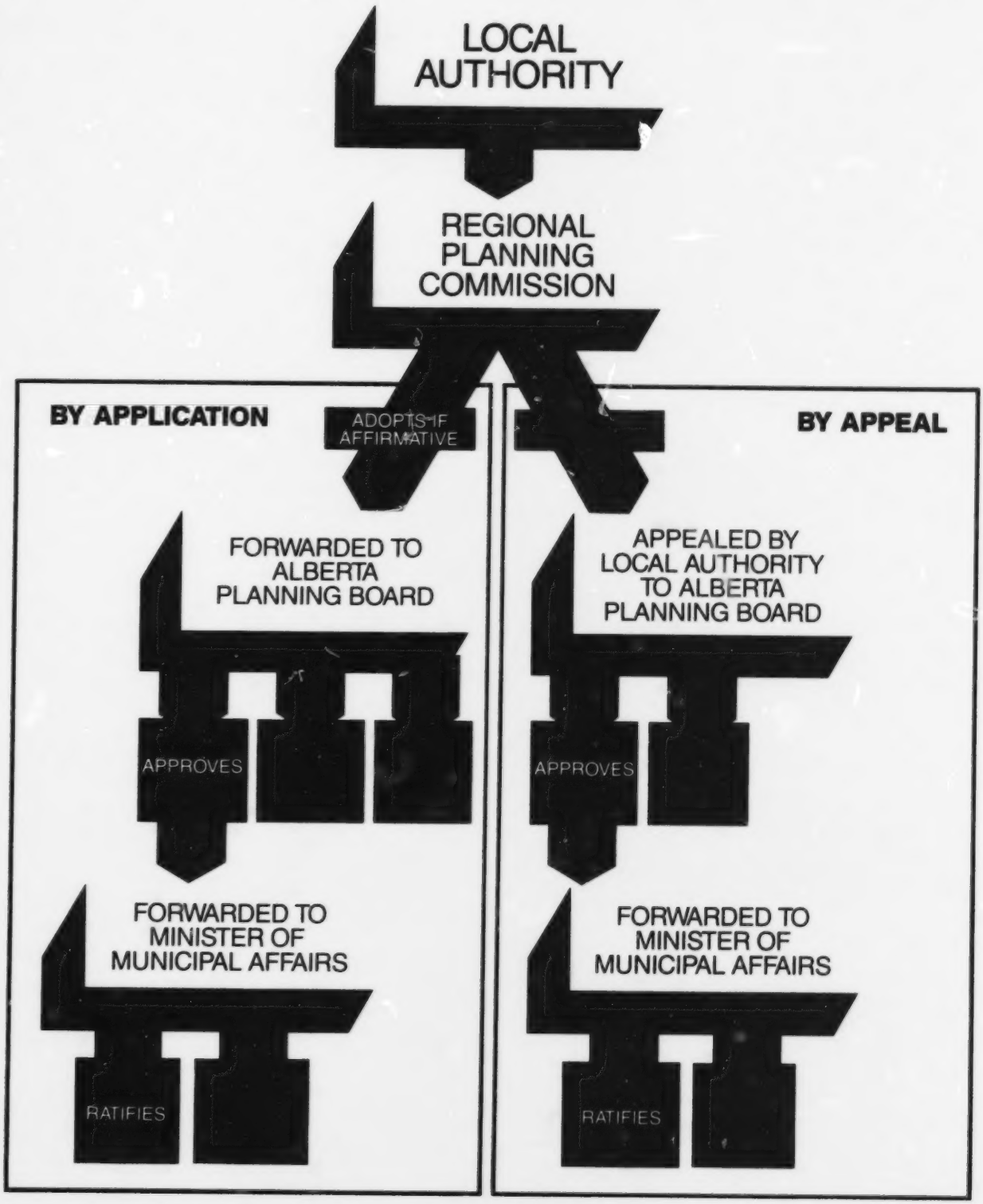
Amendments

A local authority or commission member can apply for an amendment to a regional plan. The commission must then hold a public hearing to discuss the amendment before it can be adopted. A two-thirds majority vote is required, after which the amendment is forwarded to the Alberta Planning Board for its review and approval.

The amendment takes effect if the Alberta Planning Board approves it and certifies it as minor in nature. On the other hand, if the Board does not certify the amendment as minor in nature, the Board forwards it to the Minister who may ratify or refuse to ratify the amendment.

If a commission refuses to adopt the amendment, one of the local authorities affected or the applicant may appeal to the Alberta Planning Board within sixty days of the refusal. The Board then holds a public hearing on the appeal, after which it will approve or refuse to approve the amendment. When an amendment is approved through appeal, the Board must forward the amendment to the Minister of Municipal Affairs who will either ratify or refuse to ratify the amendment. It should be noted that different rules apply to approval/ratification of a regional plan amendment, depending upon whether the amendment is adopted and forwarded to the Alberta Planning Board by the commission, or is appealed to the Board by a local authority.

REGIONAL PLAN AMENDMENT PROCEDURE (FIGURE 4)



THE GENERAL MUNICIPAL PLAN

The general municipal plan (GMP) is the framework document for land use planning at the municipal level. Urban municipalities with a population of 1,000 or more, and rural municipalities with a population of 10,000 or more must adopt a general municipal plan. Municipalities with fewer people than the above may adopt a general municipal plan, but it is not mandatory.

The Planning Act requires that a general municipal plan be used to describe the land uses proposed for the municipality as well as the manner of, and the proposals for, future development. The plan must designate or describe the areas of the municipality that would, in council's opinion, be suitable for area structure plans or area redevelopment plans, and may also deal with such other matters as council considers necessary.

The Planning Act is worded to provide flexibility in determining what unique local concerns should be addressed. The plan should be largely concerned with the physical development of the community; therefore such matters as the location of different types of land use, the direction of future growth, the design of the transportation network, and the location of utility servicing should be considered.

These matters are analyzed using information from background studies of land use, economic base, projected population growth, and availability of services. When these are completed, problems or issues can be dealt with in special provisions of the plan.

Although the actual physical development of a community is the primary focus of a general municipal plan, some councils are finding it necessary to pay close attention to economic development issues and the financial impacts of planning and development policies.

The general municipal plan should address such issues as the direction of new development, its timing, and the conditions under which it will be permitted. This is because the creation of new residential neighbourhoods places demands upon sewer and water treatment plants, schools, parks and other community recreational facilities.

General municipal plans require periodic adjustment and update to take account of new and changing economic and social conditions; municipalities may do this by amendment, or by the replacement of an outdated plan.

Preparation

Once a municipality decides to prepare a general municipal plan, it may utilize a planning consultant, its own planning staff, or the staff of a regional planning commission to help council prepare the plan. In those parts of the province without regional planning commissions, staff of the Department of Municipal Affairs, Planning Services Division, provide the same service.

During the preparation of a plan, a council is required to provide an opportunity to those persons affected to make suggestions and representations (see Figure 5).

Adoption

When the draft plan has been completed, a by-law for its adoption is introduced at a council meeting.

Prior to second reading of the by-law, the council must give formal notice in consecutive issues of a local newspaper of its intent to adopt a general municipal plan and the location and time of public hearings to discuss the plan. The Minister of Municipal Affairs is empowered to waive the requirement for a public hearing, but it is unlikely that this would occur, except in the case of very minor amendments or clarification to an existing general municipal plan by-law.

The general municipal plan by-law is then voted upon by council. If passed, the plan takes effect unless an attempt is made within two months to quash the by-law through a court ruling. A by-law may be quashed only when irregularities are found in the method by which it was adopted.

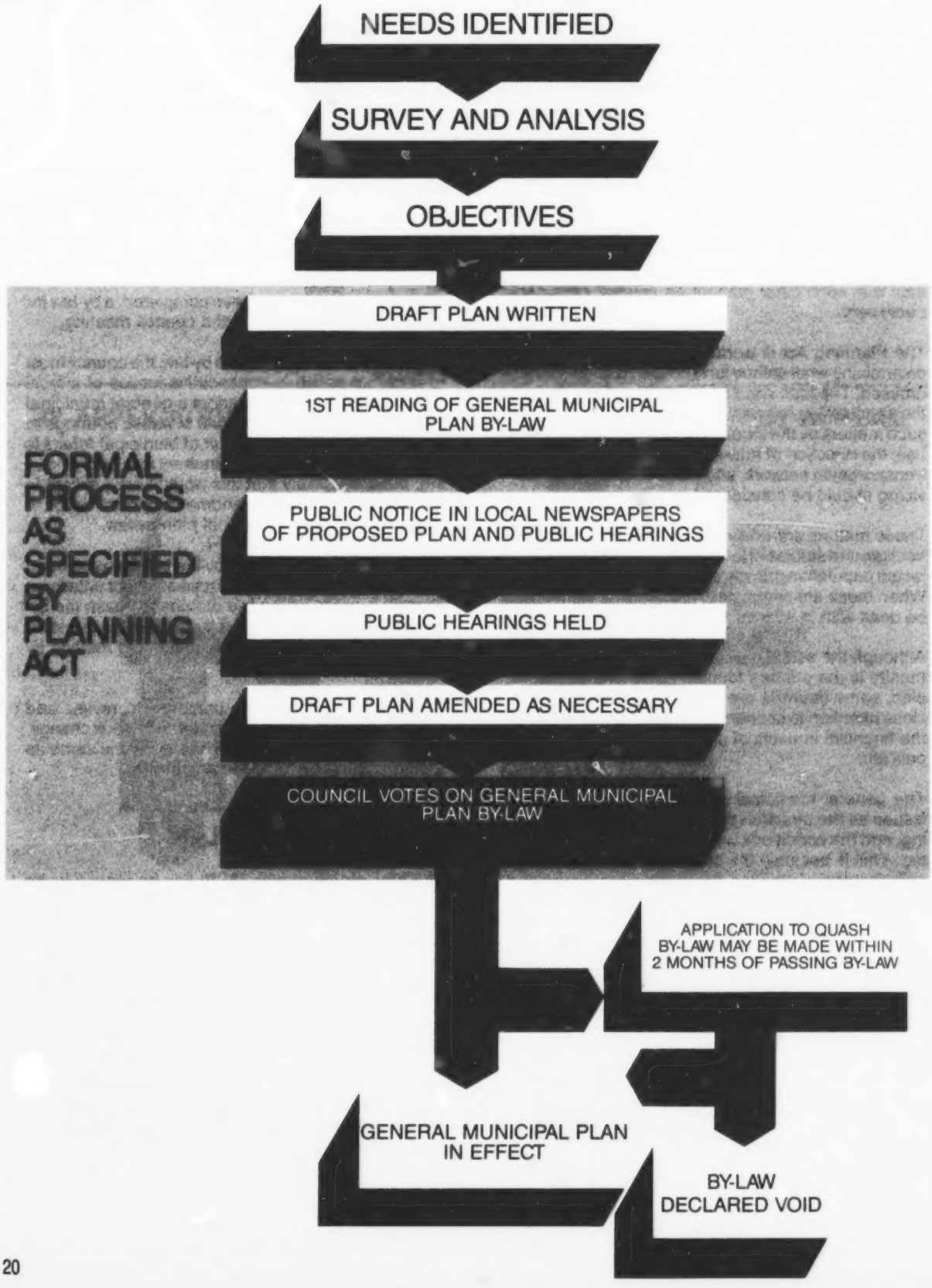
A municipality should be prepared to review and amend its plans as circumstances and needs change. The amendment process is essentially the same as the original plan's adoption procedure.

AREA STRUCTURE PLAN

The area structure plan (ASP) can be viewed as an intermediate step between a general municipal plan and a plan of subdivision because it is intended to cover only a part of a municipality; but it may include several plans of subdivision. The area structure plan describes in more detail than the general municipal plan the manner in which new development is to be accommodated in a particular part of a municipality where development action has become imminent.

By preparing this type of plan, a municipality and a developer can reach agreement on the fundamental design of an area prior to the preparation and submission of the more detailed subdivision plans.

PLAN PREPARATION PROCESS (FIGURE 5)


NEEDS IDENTIFIED
SURVEY AND ANALYSIS
OBJECTIVES
DRAFT PLAN WRITTEN
1ST READING OF GENERAL MUNICIPAL PLAN BY-LAW
FORMAL PROCESS AS SPECIFIED BY PLANNING ACT
PUBLIC NOTICE IN LOCAL NEWSPAPERS OF PROPOSED PLAN AND PUBLIC HEARINGS
PUBLIC HEARINGS HELD
DRAFT PLAN AMENDED AS NECESSARY
COUNCIL VOTES ON GENERAL MUNICIPAL PLAN BY-LAW
APPLICATION TO QUASH BY-LAW MAY BE MADE WITHIN 2 MONTHS OF PASSING BY-LAW
GENERAL MUNICIPAL PLAN IN EFFECT
BY-LAW DECLARED VOID

The plan can be prepared by a developer, a municipality, or other planning authority. It describes the sequence of development for a proposed area, the specific land uses and population densities proposed, and the general location of transportation routes, utilities, and public open space systems.

The area structure plan must conform to any existing general municipal plan that affects the area. It is adopted by by-law following the same procedures as for general municipal plans and is subject to the same provisions for public participation.

AREA REDEVELOPMENT PLAN

The purpose of an area redevelopment plan (ARP) is primarily to assist with the effective planning and redevelopment of areas in municipalities. The plan may designate the area affected for the purpose of:

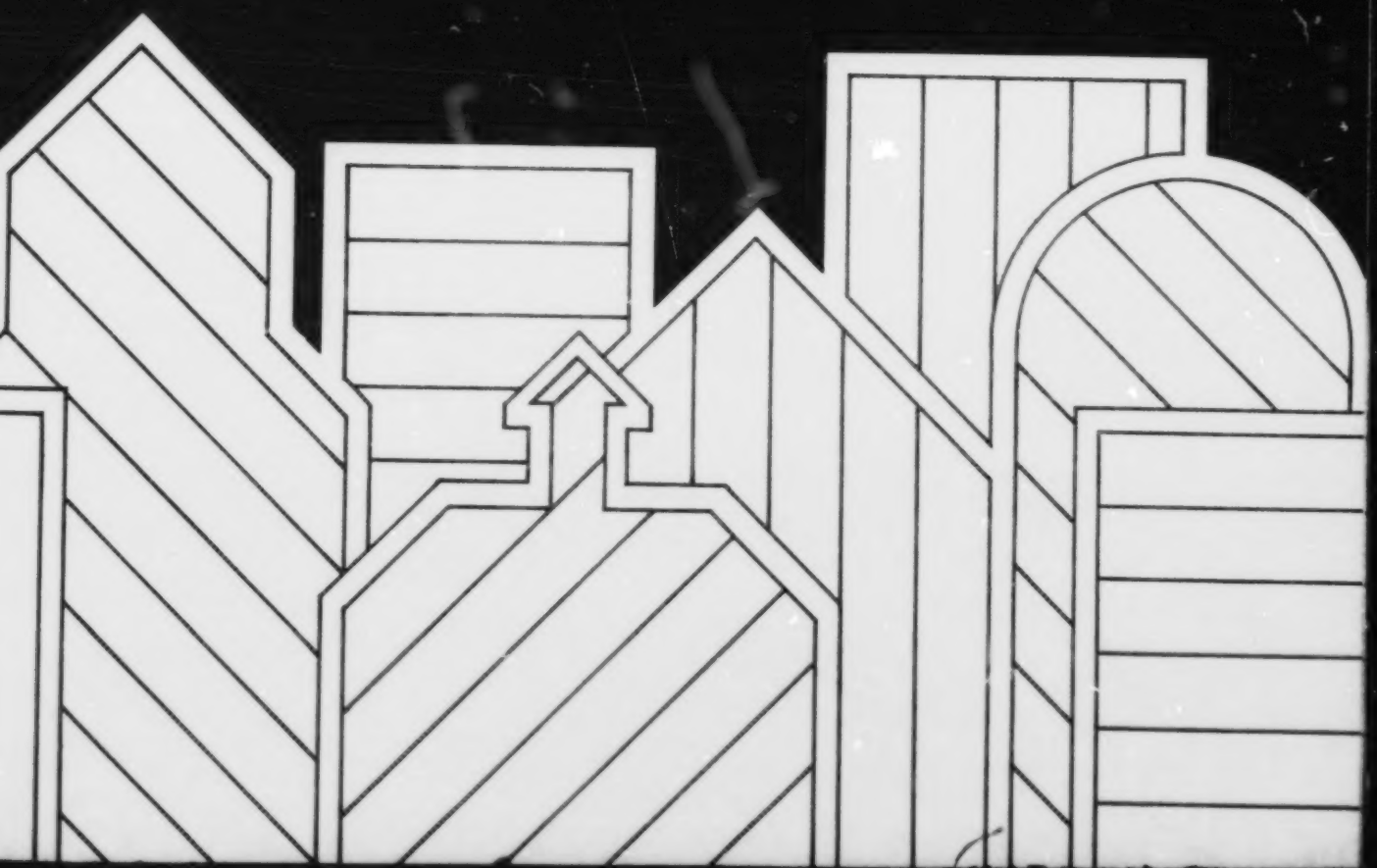
- preservation or improvement of land and buildings;
- rehabilitation of buildings;
- building removal;
- reconstruction or replacement of buildings; and
- relocation and rehabilitation of services and utilities.

The plan must be adopted by by-law and is subject to the public participation procedures established in the Planning Act.

The by-law adopting an area redevelopment plan may also contain provisions for the imposition and collection of a redevelopment levy. The levy may be imposed when a development permit is issued within a redevelopment area, in order to generate funds to allow the purchase of land for park or school buildings, or land for new or expanded recreation facilities.

In older areas these amenities are sometimes not up to current standards, and therefore land must be purchased to make suitable sites available. The use of the levy helps offset part of these acquisition costs and serves as a form of pre-payment by developers for the provision of new or expanded facilities.

DEVELOPMENT



DEVELOPMENT

LAND USE BY-LAWS

The Planning Act provides a number of measures for implementing statutory plans. At the municipal level, the most widely used is the land use by-law. A land use by-law controls the use and development of land and buildings within a municipality. Through careful administration of a land use by-law, many goals and policies contained in the statutory plans can be implemented and orderly development achieved.

All Alberta municipalities with a population of 1,000 or more must pass a land use by-law in accordance with the Planning Act. In municipalities of less than 1,000 people, a land use by-law is optional.

Content

In a land use by-law, the municipality is divided into a number of land use districts, within which are designated permitted and discretionary uses of land and buildings, or both. The by-law may also establish provisions, in general or for any specific district, that pertain to such matters as:

- minimum and maximum lot areas;
- floor areas of buildings;
- building setbacks from property lines;
- location of fences;
- off-street parking provisions;
- billboard placement;
- population density;
- landscaping requirements; and
- design and appearance of buildings.

Direct Control
The Planning Act enables a council to designate direct control districts, provided that a municipality has adopted a general municipal plan. In a direct control district, council regulates the development of land and buildings in any way that it considers necessary. A council may therefore be more responsive to the needs of individual owners and unique areas than would be possible if other land use districts were assigned. Many major developments are conducted under the provisions of a direct control district.

Designated Public Use
Another important provision of the Planning Act concerns the designation of land for municipal buildings, school facilities, parks, or recreation facilities. If the municipality does not already own the land, the Planning Act states that the municipality must, within six months of such designation, either acquire the land, require it to be provided as reserve, or change the land's designation.

The provision works to protect the landowner where land has been designated for a school or a park. This severely restricts the use of the land. The municipality is thus required to acquire the property from the landowner at a fair market value or redesignate it to another use. However, this does not apply to lands dedicated to the municipality as reserve lands resulting from subdivision (see Chapter 4).

Development Control
The land use by-law establishes the office of one or more development officers, and the manner in which decisions are made on applications for a development permit. A development officer may be a person or persons and/or a municipal planning commission.

A council can by by-law delegate to a municipal planning commission the power to make decisions with respect to applications for a development permit. It may also authorize a municipal planning commission or a joint municipal planning commission to act as a development officer.

Adoption

The council of a municipality is responsible for preparing and adopting its land use by-law. The municipality may either use its own planning staff, use a consultant, or request assistance from the respective regional planning commission. The staff of Planning Services Division may assist in areas served by the Department of Municipal Affairs. The adoption and amendment procedures parallel those used for a general municipal plan, and adequate provision must be made for public participation.

However, in the case of a land use by-law amendment, council must give notice to each owner of land affected by the amendment.

The Minister of Municipal Affairs is empowered to waive all or any of the requirements of the participation process if he has received a request from council.

Non-Conforming Uses

A non-conforming building or use refers to one that does not comply with the districting provisions of the by-law, but which was in existence before, or has been issued a development permit before, the date a land use by-law comes into effect. The Planning Act allows for a non-conforming use of land or building to continue to exist once the land use by-law is in effect. Such uses might create conflicts with new development but usually only in isolated cases.

Any non-conforming building, or a building that is used in a non-conforming manner, shall not be enlarged, added to, or structurally rebuilt beyond normal maintenance of the building. If more than 75% of such a building is damaged or destroyed, or if the non-conforming use is discontinued for a period of six or more consecutive months, any future use of it must conform with the land use by-law. However, the non-conforming use of land or a building is not affected by a change in ownership, tenancy, or occupancy of the land or building.

DEVELOPMENT PERMITS

A development permit authorizes a development and is issued by a development officer pursuant to a land use by-law or land use regulations. Every development requires a permit before commencement, unless specifically exempted by a land use by-law or land use regulations. The permit may be approved by the development officer, with or without conditions, subject to compliance with the municipality's land use by-law.

The Planning Act defines development as:

- an excavation or stockpile or the creation of either of them;
- an addition, replacement, repair, or construction of a building;
- a change in the use of land or a building or an act done that results in that change; or
- a change in the intensity of use of land or a building or an act done that results in that change.

The land use by-law establishes:

- the types of development permits that may be issued;
- the procedure for applying and for processing an application;
- the conditions that may be attached to specific types of permits;
- the period of time that any type of development permit remains in effect; and
- the discretion that a development officer is permitted to exercise with respect to development permits.

One of the conditions may be to enter into a development agreement with the municipality.

If the development permit is refused, or if the conditions are unacceptable to the applicant, then the applicant can appeal to the Development Appeal Board.

Development Officers

The development officer may be given the power to approve or refuse to issue a development permit, but in cases where the application conforms to the provisions of the land use by-law, the development officer must issue the permit. For redevelopment areas, a development officer may also impose and collect redevelopment levies if authorized by by-law.

Development Appeal Boards

In instances where development permit applications are denied, the Planning Act provides the applicant with the opportunity to appeal the decision to a Development Appeal Board.

The Planning Act requires a municipality with a population greater than 1,000 to establish a Development Appeal Board. In municipalities of less than 1,000 people, the local council has the option of functioning as its own Development Appeal Board or appointing a separate entity. These boards are established by by-law, and the manner in which they function is prescribed in the Planning Act.

Membership on a Development Appeal Board is determined by the individual councils. There are, however, certain restrictions: a development officer or a member of a municipal planning commission or joint municipal planning commission cannot be a member of a Development Appeal Board.

Development Appeals

Upon receiving written notice of an appeal, the Development Appeal Board must hold a public hearing within thirty days. It must also make available for public inspection all relevant materials and documents relating to the case before the hearing. At the hearing, the Board may hear from the appellant, the development officer, and any other person claiming to be affected by the decision or permit.

The Board must give a decision with reasons within fifteen days of the hearing's conclusion and such a decision must comply with any regional plan or statutory plan in effect. It may allow a development even though it does not conform with the land use by-law. However, this can only occur if, in the opinion of the Board, the proposed development would not unduly interfere with the amenities of the neighbourhood or materially affect the use or value of neighbouring properties, and will not conflict with other land uses allowed for that area in the land use by-law.

A decision of the Development Appeal Board can be appealed to the Alberta Court of Appeal on questions of law or jurisdiction. On hearing the appeal, the Court will either confirm, vary, reverse, or vacate the decision of the Board. In the event that the Court vacates a decision, the Development Appeal Board must rehear the matter and deal with it in accordance with the opinion of the Court on the question of law or the question of jurisdiction and must conform with other land uses allowed for in the land use by-law.

Development Agreements

An applicant may be required to enter into an agreement with the municipality regarding the sharing of costs arising from the construction of certain items needed to service the subdivision or development, as a condition of subdivision approval or as a condition of development permit approval. The Planning Act specifically mentions the following conditions:

- to construct or pay for the construction of a public roadway required to give access to the subdivision or development;
- to construct or pay for the construction of a pedestrian walkway system, or one that will connect with adjacent subdivisions or developments;
- to install or pay for the installation of utilities that are necessary to serve the subdivision or development;
- to construct or pay for the construction of off-street or other parking facilities, and loading and unloading facilities; and
- to pay an off-site levy or redevelopment levy imposed by by-law.

The local council may register the agreement against the Certificate of Title for the parcel that is the subject of the subdivision or development.

AIRPORT VICINITY PROTECTION AREA

Airport operations can conflict with adjacent land uses. On the one hand, an airport needs flight paths free from hazards such as high buildings. On the other hand, nearby residents can experience adverse impacts, particularly noise.

These needs are balanced in an Airport Vicinity Protection Area (AVPA) Regulation. The entire process is first set in action by a municipality. The AVPA Regulation, which must be passed by Order in Council, establishes an Airport Vicinity Protection Area, controls land use and development in the area and is similar to a land use by-law.

An AVPA Regulation overrides any plan or land use by-law in existence for the area in question: plans and land use by-laws must be amended to conform with the Regulation. Consequently, an application for a development permit or subdivision approval will be considered in the light of the amended plan or land use by-law.

An important aspect of the Regulation is the account taken of aircraft noise when defining the geographical limits of an AVPA and prescribing the land uses in the area. Noise contours, potential interference by electronic facilities, and the provisions of the existing land use by-law are all considered when determining the pattern of permissible land uses and development standards within the AVPA.

The Regulation is prepared by Alberta Municipal Affairs staff at the direction of the Minister of Municipal Affairs on request of either:

- a municipality in which an airport is located;
- a municipality that actually operates an airport; or
- a municipality adjacent to a municipality in which an airport is located.

After public consultation, the Alberta Planning Board can recommend that the Regulation be passed by Order in Council, with or without changes.

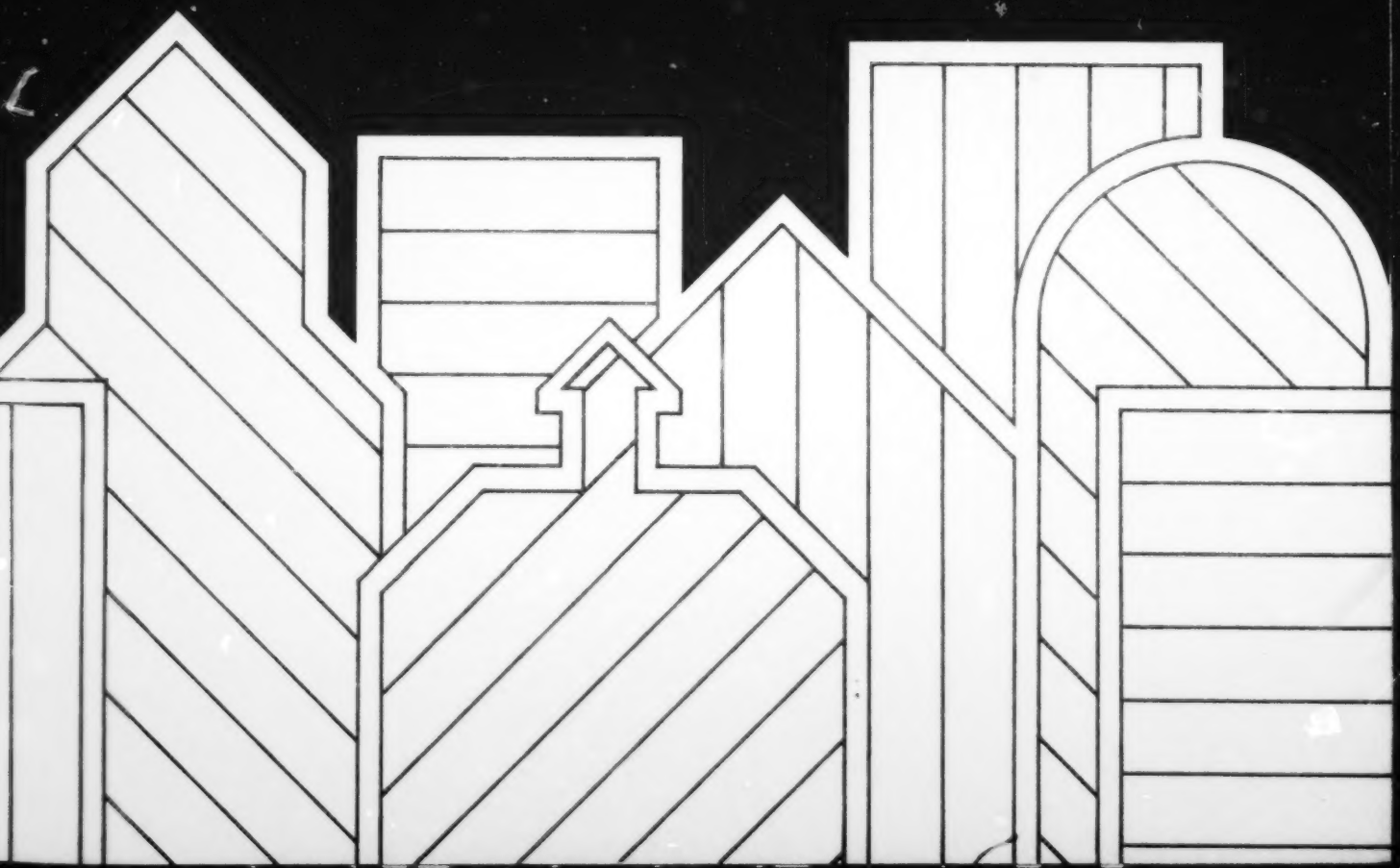
INNOVATIVE RESIDENTIAL DEVELOPMENT AREA

A municipal council may wish to encourage low cost housing of an innovative type in a particular area. This objective can be accomplished in two ways: either by designating the area as a direct control district (refer to the section on land use by-laws), or by making a request to the Minister of Municipal Affairs to exercise a specific power related to such developments.

The Minister, on request, can designate an area within a municipality as an Innovative Residential Development Area (IRDA). Within an IRDA, the council is empowered to approve innovative low-cost residential projects, regardless of whether they conform to the land use by-law.

Subdivision approval is granted by the Minister, not by any of the agencies normally authorized to act as subdivision approving authorities. The Minister can also exercise two options designed to expedite the development project: the power to waive, directly or through delegation, any part of the Planning Act, and the power to take any action considered desirable in the public interest.

SUBDIVISION



SUBDIVISION

THE SUBDIVISION PROCESS

Subdivision, the division of a parcel of land to obtain separate titles to parts of the original parcel, is a key part of the land development process and an important tool in land use management. Subdivision of land in Alberta is governed by the Planning Act and Subdivision Regulation (see Figure 6).

There are many circumstances under which approval for the separation of title is required from the subdivision approving authority. The subdivision approving authority may be the regional planning commission, the Minister of Municipal Affairs in areas not covered by a regional planning commission, or a municipality which has been designated by the Minister as such.

Subdivision approval is required when:

- a parcel of land is split into two or more parcels (however, as explained later, certain land divisions may not need subdivision approval);
- an interest is registered (for example, a lease or sales agreement for a portion of an existing parcel);
- selling or transferring one or more of a series of lots that are less than twenty acres in size, that are described on a Certificate of Title and that are part of a subdivision plan registered at a land titles office prior to July 1, 1950.

The subdivision approving authority ensures, first, that land to be subdivided is suitable for the proposed use; and, second, that the proposal complies with the regional plan, the statutory plans and by-laws of the municipality, and all provincial legislation. This helps guide orderly development within a municipality.

Only the registered landowner, or an agent appointed by the owner, can apply for subdivision approval. In complex applications, this agent is very often a specialist such as a surveyor, planning consultant, or lawyer.

Types of Subdivision

There are two types of subdivision applications:

- subdivision by instrument; and
- plan of subdivision.

In the first instance, the applicant wishes to create only one new lot from an existing parcel of land, and it involves a written description of the parcel boundaries.

The second type is more complex, and may need to be prepared by a qualified planner or land surveyor. It consists of a plan that shows the location, dimensions, and boundaries of the parcels to be subdivided in relation to features such as roads, existing buildings, reserve land, and rights-of-way. This type of application may also require technical information about such amenities as water availability and sewage disposal.

Certain parcels can be registered at a land titles office by instrument without subdivision approval, provided that the newly created parcel is a:

- quarter section;
- river lot or settlement lot as shown on an official plan referred to in the Surveys Act that is filed in a land titles office; or
- part of the existing parcel if the boundaries are described by reference to a plan of subdivision, having direct access or a lawful means of access to a public roadway.

LAND DEDICATION

One prime reason for subdividing land is to create suitable parcels for development. Development, in turn, results in a need for public lands and facilities to meet the future needs of the development area: schools, parks, recreation buildings, and buffers.

The Planning Act requires that anyone who subdivides land must, if required by the subdivision approving authority, dedicate a portion of that land to the Crown, the municipality, or the local school authorities. This is to ensure that sufficient land is available in the subdivided area for the above uses. The land dedication is referred to as "reserve land." The type of reserve, be it municipal, school, or environmental, is identified on the plan of subdivision.

There is a limit to the amount of land that must be dedicated as reserve, except in the case of environmental reserve, the amount of which is determined by certain natural features. Examples of natural features that may lead to the dedication of environmental reserve include unstable slopes, floodplains, and swamps.

Of the land remaining after environmental reserve, not more than 10% can be taken for municipal reserve, school reserve, or both. Where the subdivision will result in development exceeding thirty dwelling units per hectare (twelve per acre), up to an additional 5% can be requested. In addition, a subdivision approving authority may require a subdivision applicant to provide up to 30% of the area of the proposed subdivision for public roadways and public utilities.

Certain types of subdivisions do not have a reserve requirement:

- the creation of one lot from a quarter section;
- subdivision into agricultural lots of forty acres or more;
- subdivision of a parcel of land of two acres or less; and
- subdivisions where reserve has already been taken as a result of a previous subdivision.

The subdivision approving authority may determine that reserve lands may not be required. In such cases, money in lieu of reserve may be requested. Such a request cannot exceed 10% of the appraised market value of the subdivision area, excluding land dedicated for environmental reserve.

REPLOTTING SCHEMES

A replotting scheme is used for the redesign of an existing subdivision plan. The need for a new subdivision could arise when the existing pattern is inappropriate for future development, as might be the case when the design is based on outdated principles and standards of land use planning.

Alberta planning legislation first referred to replotting schemes as far back as 1929 (in the Town Planning Act), at which time there were many inefficient and vacant subdivisions remaining from the pre-1914 land boom. Under the present Planning Act, a municipal council can authorize the preparation of a replotting scheme by resolution. After preparing the scheme, the council is required to notify each registered owner directly affected, and must hold a public hearing.

If 90% of the owners approve of the scheme, it can be adopted by resolution. The council then becomes responsible for obtaining subdivision approval and filing the scheme with a land titles office.

Compensation for loss in use or value of buildings may be sought from council by a registered owner. The level of compensation is determined by the Land Compensation Board.

SUBDIVISION PROCESS (FIGURE 6)

BEFORE YOU APPLY
Consult with your local subdivision approving authority.

APPLICATION
Complete and submit the application.

CONSIDERING THE APPLICATION
The application is reviewed by the subdivision approving authority and circulated to agencies for comment. A decision is made within sixty days.

NOTIFICATION

ENDORSEMENT
If approved, the applicant must meet all conditions of approval and submit the documents to the subdivision approving authority for endorsement (within one year).

REGISTRATION
After endorsement, the applicant is responsible for registering the documents with the land titles office within one year of approval date.

APPEALING THE DECISION
If the application is refused, an appeal can be made to the Alberta Planning Board (within thirty days).

APPEALING THE APB DECISION
If denied, an appeal to the Appellate Division of the Supreme Court can be made, but only on a question of law or jurisdiction (within thirty days).

A DIRECTORY OF

PLANNING AGENCIES IN ALBERTA

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Regional and Municipal Planning Authorities 17

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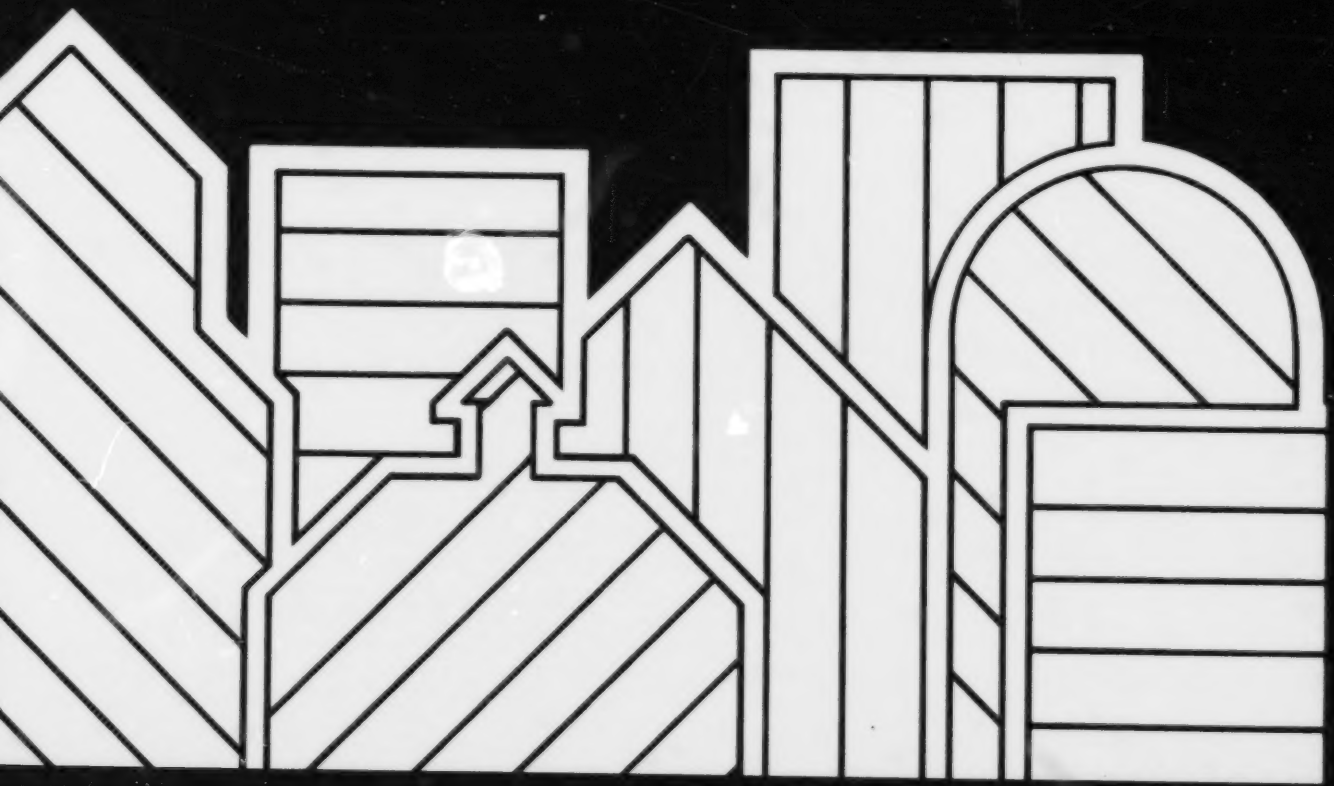
INTRODUCTION

In Alberta, there are numerous governmental and quasi-governmental bodies involved in regulating or managing the development of land through some form of land use planning control. The Provincial Department of Municipal Affairs, the regional planning commissions and local planning authorities are the primary bodies responsible for administering the provisions of the Planning Act. However, several other Provincial authorities and boards, as well as some municipal level boards, are actively involved in performing specialized planning functions. In addition, many other groups perform research or administer programs having a definite impact on land use planning.

This multiplicity of planning authorities often leads to confusion on the part of the developer or private citizen wishing to work within the planning system. The following sections are designed to provide the reader with a brief overview of all the land use planning authorities at work in Alberta and to assist individuals in obtaining planning information or advice.

THE LAND USE PLANNING FUNCTIONS OF

PROVINCIAL DEPARTMENTS AND BOARDS



The following section examines the line departments of the Provincial Government of Alberta with land use planning related functions. The review takes the form of a listing for each department with the following information given:

- planning related legislation administered
- groups within the department with planning related functions
- brief description of these planning functions.

A specific contact person for each of the branches listed may be found in the most current government directory (Regional Information Telephone Inquiries).

EXECUTIVE COUNCIL

Planning Related Legislation Administered:

None

Groups with Planning Related Functions:

Northern Alberta Development Council

Northern Development Branch
(reporting directly to Minister responsible for Northern Development)
Peace River — Telephone: 624-6274

The Northern Development Branch identifies and analyses the socio-economic problems and opportunities in northern Alberta and promotes measures to foster and advance general development in that portion of the Province. Within the Northern Development Branch, the Northern Development Council exists as a means of increasing public participation in the planning and design of delivery systems for government services in northern Alberta.

Technical assistance to small businesses in the form of feasibility studies and community socio-economic profiles is available. Officers from the Branch are involved in coordinating various government department activities to achieve maximum socio-economic benefits and extensive work is done in the areas of water and sewer, infrastructure, ground transportation, airport development, land tenure, electrification and housing.

DEPARTMENT OF AGRICULTURE

Planning Related Legislation Administered:

None

Groups with Planning Related Functions:

Resource Planning Division

Edmonton — Telephone: 427-1957

The Resource Planning Division supports planning activities related to the allocation, development, management and conservation of Alberta's land and water resources for the long-term benefit of the agricultural sector. This is accomplished through the provision of irrigation project planning, land classification and resource analysis services to farm organizations and to local authorities and provincial agencies with a mandate for resource management and allocation.

Land Use Branch
Edmonton: Telephone: 427-5359

The Land Use Branch conducts data collection, resource inventory and analysis programs in support of the Department's land and water resource use activities. Through participation in resource planning activities, the Branch encourages the allocation, development, management and conservation of land and water resources for the long-term benefit of the agriculture sector.

Surface Rights Board

Edmonton — Telephone: 427-2444
Calgary — Telephone: 297-6467

The Surface Rights Board is responsible for determining compensation in cases where land is required for exploration and mineral development and agreement cannot be reached with the landowner. It is also empowered to issue notices of intent to expropriate lands according to the provisions of the Expropriation Act.

DEPARTMENT OF COMMUNITY AND OCCUPATIONAL HEALTH

Planning Related Legislation Administered:

None

Groups with Planning Related Functions:

Environmental Health
Edmonton — Telephone: 427-2653

All subdivision applications are referred to local health units or health boards throughout the province for review to ensure that current health

regulations are not contravened. The Environmental Health Services Section provides advice to local health units on matters such as waste management, distance from feedlots, piggeries, etc. and nuisance control.

DEPARTMENT OF CULTURE

Planning Related Legislation Administered:

Historical Resources Act

Groups with Planning Related Functions:

Historic Resources Division

Archaeological Survey of Alberta
Edmonton — Telephone: 431-2300

As part of the Historical Resources Division, the Archaeological Survey of Alberta is responsible for investigating and protecting archaeological, palaeontological, historical and natural sites in the Province. Through its Resource Management Section, which also acts as a liaison body for the Historic Sites Service, the Curator of Palaeontology of the Provincial Museum, and the Tyrrell Museum of Palaeontology, the Archaeological Survey has been placed on the referral lists of several government agencies involved in regulating the development of land. The Archaeological Survey reviews development proposals and, if it feels it is warranted, may request developers of projects involving major land surface disturbances to undertake an Historical Resources Impact Assessment on their projects.

Additionally, the developer may be asked to undertake measures to protect valuable historical, palaeontological and archaeological sites discovered through assessments, or otherwise, prior to construction.

The Archaeological Survey also acts as a technical body providing input into various planning activities at provincial, regional and local levels.

Historic Sites Services
Edmonton Telephone: 431-2300

The Historic Sites Service has a mandate to identify, inventory, protect, preserve, develop and interpret historic sites in Alberta. This mandate extends to all sites, structures and buildings which are of interest to the Province because of the history associated with them, or which have intrinsic architectural or cultural values, or which contain unique or irreplaceable artifacts, specimens or structures created by man or nature.

Land use planning is reflected primarily in the historic site designation program. Any site which, after assessment, is formally designated as a Historic Site, is subject to certain restrictions as outlined in the Alberta Historical Resources Act. These include the control of any physical alterations to the property and the structures thereon. Designation of historic sites may, in many cases, provide a focus for community planning which may otherwise be overlooked.

DEPARTMENT OF ECONOMIC DEVELOPMENT AND TRADE

Planning Related Legislation Administered:

None

Groups with Planning Related Functions:

Small Business Division

Regional Business Development Branch
Edmonton — Telephone: 427-5267

The Branch directs its activities towards community economic development counselling, business locations assistance, and providing small business advisory services. The business development representatives work closely with municipal officials, economic development and local business organizations, individual businessmen, and government agencies. Communities are assisted in initiating and developing facilities, plans, and prospects conducive to achieving a viable economic base for business and industry. The "Alberta Locations" programming provides detailed community profiles, business properties inventories, assistance to help business and industry find locations most suited to their needs, and financial support to assist individual

communities to host visits of specific economic development prospects. Furthermore, advisory assistance is provided to communities regarding assembly and/or development of industrial land, and, in partnership with Alberta Municipal Affairs, regarding downtown development.

DEPARTMENT OF ENERGY

Planning Related Legislation Administered:

The Mines and Minerals Act

Groups With Planning Related Functions:

Mineral Resources Division

Resource Agreements Branch
Edmonton — Telephone: 422-3901

The Resource Agreements Branch is on the referral list of several government departments. The Branch is responsible for reviewing general municipal plans, integrated resource management plans, regional plans and similar documents to protect the province's mineral resources and to ensure that surface access to these resources is maintained.

Energy Resources Conservation Board

Calgary — Telephone: 297-8311

The Energy Resources Conservation Board has statutory responsibilities for certain energy, resource and environmental management functions with regard to oil, gas, oil sands, pipelines, electric energy and coal. Among these functions are: regulation of exploration, development, pipelines and transmission lines; prevention of waste; and the regulation of contamination and pollution from energy related developments. The Board also considers applications for the export of gas or propane from Alberta. Under the provisions of the Oil and Gas Conservation Act, the Board is entitled to review and grant applications for industrial development permits that authorize the use of gas, ethane, propane, crude oil, crude bitumen or any primary derivative as a raw material or fuel in an industrial or manufacturing operation.

DEPARTMENT OF THE ENVIRONMENT

Planning Related Legislation Administered:

Clean Air Act
Clean Water Act
Department of the Environment Act
Groundwater Control Act
Land Surface Conservation and Reclamation Act
Surface Reclamation Act
Water Resources Act

Groups with Planning Related Functions:

Design and Construction Division

Edmonton — Telephone: 427-6153

The Design and Construction Division is responsible for engineering standards and methods related to water resource projects, such as irrigation, drainage and flood control, storage dams and lake stabilization. It also reviews, from a soil stability perspective, subdivision applications sent to the Department that propose development on steeply sloping land, as well as mine, dump and gravel pit operations when requested to do so by other Divisions in the Department.

Planning Division

Edmonton — Telephone: 427-2371

The water resources of Alberta are managed, on a river basin basis, in support of overall economic and social objectives.

The Planning Division provides the planning function necessary for effective water resource management. Planning for management and development of the water resources is organized under the six major river basins; the Oldman, Bow, Red Deer, North Saskatchewan, Athabasca, and Peace. The approach is to plan for the use of water on the broadest possible basis of professional skills and agencies. The planning process must address both water quality and quantity issues and consider surface water and groundwater as two forms of the same resource. Specific responsibilities of

the Division include preparation of river basin plans, water resource project feasibility studies, water resource policy and program reviews, water resource supply-demand assessments and projections, benefit-cost analysis and environmental impact assessments, for water resource management projects; and site development planning for projects operated by Alberta Environment.

The Division provides liaison with and advice to other departments and agencies of government, including the Department of Municipal Affairs and the regional planning commissions, on water resource related matters.

Technical Services Division

Edmonton — Telephone: 427-6276

This Division has developed a program through which it assesses the flood hazard from rivers, streams and lakes in urban areas and in areas proposed for urban development. The information produced consists of floodplain study reports and general flooding assessment of any proposed subdivision that comes up for approval before the subdivision approval authorities in Alberta. The Division is also responsible for planning and maintaining the network of stations which measure the level and flow of lakes, rivers and streams and for forecasting river and stream flow in Alberta.

Water Resources Administration Division

Edmonton — Telephone: 427-6168

This Division administers and enforces The Water Resources Act, and Regulations, Groundwater Control Act, Dam and Canal Safety Regulations, Provincial Water Power Regulations, the Drainage Districts Act and the Alberta Water Management and Erosion Control Program.

The Water Resources Act provides for the allocation and diversion of surface and groundwater resources through licencing and permits. The Dam and Canal Safety Regulations provide for the evaluation and regulation of major projects to ensure compliance with established safety standards. Under the Provincial Power Regulations, major hydro power developments are licensed and monitored to ensure they are operated in a safe manner. The Drainage District Act provides the administrative framework for drainage districts. Five regional offices conduct inspections on a wide variety of water related problems in response to requests from the public, local governments and other departments.

Environmental Assessment Division

Edmonton — Telephone: 427-6209

The Division develops, maintains and coordinates the department's environmental impact assessment (EIA) system, related public participation programs and provides services in remote sensing technology.

The Division also administers the Restricted Development Area (RDA) regulations which designate Transportation/Utility Corridors and areas requiring special environmental protection.

The Division is responsible for coordinating the departmental review of subdivision and development applications referred from various regional planning authorities and municipalities.

Environmental Impact Assessment Review Branch
Edmonton — Telephone: 427-6224

The Branch manages the environmental impact assessment review process of the Alberta Government. Responsibilities include determining the need, scope and content of impact assessments required of development proponents and coordination of the interdepartmental review of environmental impact assessment.

Land Use Branch
Edmonton — Telephone: 427-6208

The Branch assesses and evaluates major land use allocations including public land use assignments, subdivisions, developments, and industrial site locations. Its objective is to prevent the irreversible allocation to incompatible uses of high-quality agricultural, recreational, and high water-yield lands and quality waterbodies. The regional planning commissions and the Department of Municipal Affairs, and other Subdivision Approving Authorities toward subdivision and development applications to

the Land Use Branch for review of the environmental hazards associated with the proposed developments.

The Branch is also responsible for the administration of the thirteen restricted development areas (RDAs) in the Province. These areas, designated by regulation pursuant to the Department of the Environment Act, are established for a variety of purposes. For example, the RDA mechanism is in use to control the Edmonton and Calgary Transportation/Utility Corridors. Other RDAs have been established for environmental management purposes. Under any of the RDA regulations, subdivision, development, changes or intensification of land use, and surface disturbing activities must receive consent of the Minister of the Environment before they can proceed. The Branch is involved in planning and implementing the Transportation/Utility Corridors, and in ensuring that permitted land use in all of the RDAs conforms to plans and objectives for these areas.

Land Reclamation Division

Edmonton — Telephone: 427-6202

The Land Reclamation Division administers the Land Surface Conservation and Reclamation Act and several regulations pertaining to surface disturbances. It ensures that land development and reclamation is carefully planned to preserve subsequent capability of the land. The Division performs this function through the review of dispositions and impact assessments on proposed surface disturbing activities. In addition, the Division carries out inspections, reclamation projects and special studies to improve the practice and standard of reclamation and environmental planning. Referrals to the Division include applications for coal mine and oil sands development, pipelines, transmission lines and sand and gravel operations.

Earth Sciences Division

Edmonton — Telephone: 427-6180

The Earth Sciences Division is concerned with the prevention of soil and groundwater contamination and with achieving the optimum development of groundwater resources. The Hydrogeology Branch participates in the departmental impact assessment of natural resources development, and provides hydrogeological and water well expertise to various government agencies. The Branch operates the Groundwater Resource Information Service, which is an important data source for government, developers, consultants, industries and private individuals. The Soil Protection Branch does soil and water analyses and provides other technical assistance for the utilization of land for municipal waste spreading. The Groundwater Protection Branch conducts investigations involving possible environmental effects on soil and shallow groundwater. These include: solid waste disposal site evaluation, sub-surface contamination, environmental impact assessment reviews, country residential subdivision appraisals, land evaluation for effluent irrigation, and constraint mapping.

Standards and Approvals Division

Edmonton — Telephone: 427-5883

The Standards and Approvals Division establishes environmental standards under the Clean Water, Clear Air and Hazardous Chemicals Acts for industries, municipalities and certain types of private developments. These standards, and the associated issuance of Permits to Construct and Licences to Operate by the Division, may have planning implications in terms of development siting and/or adjacent development restrictions.

Pollution Control Division

Municipal Engineering Branch
Edmonton — Telephone: 427-5837

The Municipal Engineering Branch has been actively involved with the review and development of various regional utilities (water and sewage) concepts. The determination of these types of broad based utilities involves substantial coordination between various planning groups, and the developments can and do dictate future regional land use, population growth, and economic development.

Environment Council of Alberta

Edmonton — Telephone: 427-5792;
Zenith 06075

The Environment Council is advisory to the Government of Alberta and is required; to carry out an ongoing review of Government policies and programs pertaining to environment conservation; to investigate specific environmental matters at the request of the Minister; and to hold Stop Order appeals under a variety of legislation. The program is implemented through public hearings, activities of a large Public Advisory Committee, staff reports, conferences, and workshops.

Natural Resources Coordinating Council

Edmonton — Telephone: 427-6236

The Natural Resources Coordinating Council was established pursuant to Section 10 of the Department of the Environment Act for the purpose of advising the Minister of the Environment on any matter pertaining to the natural environment.

Land Conservation and Reclamation Council

Edmonton — Telephone: 427-6202

Under the authority of the Land Surface Conservation and Reclamation Act, the Council has the responsibility for the conservation and reclamation of lands disturbed by industrial operations. To meet this responsibility the Council reviews and approves reclamation plans and employs 21 provincial reclamation officers and 165 municipal government inspectors. These officers enforce the approvals and have the authority to issue orders requiring reclamation to be done or to issue certificates acknowledging satisfactory reclamation. All well sites, battery sites, pipelines, transmission lines, sand and gravel pits, coal and oil sands operations, and quarries must receive reclamation certification before abandonment.

DEPARTMENT OF FORESTRY, LANDS AND WILDLIFE

Planning Related Legislation Administered:

Public Lands Act
Forests Act

Groups with Planning Related Functions:

Resource Evaluation and Planning Division

Resource Planning Branch
Edmonton — Telephone: 427-3608

The preparation of integrated resource plans is coordinated by the Resource Planning Branch. Plans for public land and resources are developed to provide maximum benefits to Albertans. The integrated resource planning program seeks to involve government agencies, special interest groups and the general public in a broadly based approach.

Integrated resource planning is systematically applied to three levels in the province. Plan content is dependent on the scale of the exercise. Regional integrated resource plans generally focus on broad resource objectives and guidelines. Sub-regional plans expand on regional guidance and provide a land allocation system that reflects land and resource capabilities. Local plans serve a range of purposes and may be employed to provide detailed allocations and management guidance. The five administrative regions of the province will have regional plans prepared and, at a sub-regional scale, 80% of the province will be included in planning areas. Local planning is provided in circumstances that warrant this scale of decision-making.

The Resource Planning Branch also provides a review service for a selected group of interdepartmental applications such as preliminary disclosures, eastern slopes rezoning and coal policy reclassification. Environmental impact assessments, electric transmission line applications, oil sands development applications and non-Forestry, Lands and Wildlife planning documents are examples of interdivisional reviews coordinated by the Resource Planning Branch.

Public Lands Division

The Public Lands Division is responsible for the administration of all public lands covered under the Public Lands Act. This responsibility includes reserving land for the use of other agencies (such as Alberta Environment) and imposing land use restrictions on certain types of public lands. The Division is also responsible for the classification, sale and lease of public lands for agricultural, commercial, industrial or recreational use, as well as the issuing of leases and permits for special land uses such as coal mines.

Land Management and Development Branch
Edmonton — Telephone: 427-3595

The Land Management and Development Branch is responsible for operational level planning on the development of residential and industrial subdivisions on Crown Land. The Branch also assists in the reclamation of surface disturbances where the responsible parties cannot be found, in the formation of new grazing reserves, and in administration of range management programs on public land.

Alberta Forest Service

Forest Land Use Branch
Edmonton — Telephone: 427-3582

The Forest Land Use Branch is responsible within Alberta's public forest lands (Green Area) for providing for recreation opportunities, and managing the range resource and land use activities for protection and conservation of the forest environment.

This includes:

- developing and managing campgrounds;
- reviewing applications for surface rights;
- evaluating major development proposals such as coal mines, oil sands, pipelines, transmission lines and highways;
- participating in the integrated resource planning program;
- watershed management; and
- providing opportunities for the grazing of domestic livestock in the Green Area.

Fish and Wildlife Division

Habitat Branch
Edmonton — Telephone: 427-9505

The Branch is responsible for the habitat protection, development, inventory and planning operations within the Division. This responsibility includes reserving critical habitat for fish and wildlife and imposing land use restrictions, compensation or mitigative measures on surface development in sensitive areas of public lands. The Branch is also responsible for the classification of habitats and input into land planning studies and the cooperative habitat programs on private lands.

DEPARTMENT OF MUNICIPAL AFFAIRS

Planning Related Legislation Administered:

Local Authorities Board Act
Municipal Government Act
New Towns Act
Planning Act
Alberta Housing Act
Senior Citizens Act

Groups with Planning Related Functions:

Planning Services Division

Planning Branch
Edmonton — Telephone: 427-2125

The primary mandate of the Planning Branch is the provision of a wide variety of planning services to 66 urban and 17 rural municipalities located primarily in the northeast quadrant of the Province and not served by a regional planning commission. Typical services include the preparation of statutory plans such as general municipal plans, area structure plans and land use by-laws. Special planning studies are also undertaken in response to local and regional development and resource related issues. The practice of planning is promoted via publications, workshops and seminars for the public and municipal officials.

The Branch coordinates municipal and regional input into a variety of provincial resource development review systems, represents the Department on a number of provincial resource development planning committees and generally provides planning advice and assistance to other government agencies as well as the general public. Investigation into and review of proposed planning policy and legislation is carried out at the request of the Department.

The Branch promotes and administers the province-wide Airport Vicinity Protection Area program and is the subdivision approval authority for municipalities within its service area.

Research and Development Branch
Edmonton — Telephone: 427-2225

The Research and Development Branch undertakes planning research and formulates provincial policies relating to planning and development. More specifically, the Branch formulates policy recommendations dealing with provincial growth and development; evaluates existing policies and areas of regional and economic growth, urban changes and resource development; and provides policy-oriented research to support other branches within the Planning Services Division. The Branch also coordinates research with other agencies, including committees requiring input on planning policy and research.

The Branch provides planning advisory services to the Alberta Planning Board, regional planning commissions and government agencies; promotes interdepartmental liaison and coordination on land use planning matters; pursues special planning projects at the request of the Minister of Municipal Affairs; and arranges planning workshops and conferences.

Housing Division

Planning Secretariat
Edmonton — Telephone: 422-5978

The Planning Secretariat is the policy and research arm of the Department of Municipal Affairs Housing Division and Alberta Mortgage and Housing Corporation. It investigates the housing situation in Alberta and monitors existing housing programs. In particular, it recommends modifications to existing programs and plays a key role in developing new policies and programs to better serve the housing needs of Albertans. The Planning Secretariat also coordinates long range policies and planning between the Housing Division and Alberta Mortgage and Housing Corporation.

Rural Housing Branch
Edmonton — Telephone: 427-2696

The Rural Housing Branch administers programs designed to assist the housing needs of the native population in northern communities. These programs are directed primarily to remote northern communities with populations under 2,500.

Alberta Mortgage and Housing Corporation
Edmonton — Telephone: 468-3535

As a Provincial Crown Corporation, the role of Alberta Mortgage and Housing Corporation is to provide affordable housing for low and moderate income families, senior citizens, the hard to house and other special needs groups. Alberta Mortgage and Housing Corporation provides affordable housing for these groups by developing, financing, maintaining and managing land and housing projects and by providing loan insurance. A major focus of the Corporation is to manage the existing land and housing projects and loan portfolios put in place by its predecessors, Alberta Home Mortgage Corporation and Alberta Housing Corporation. The Corporation's programs include:

- affordable accommodation for seniors and low-income families that is financed, constructed and subsidized in the form of seniors' lodges, self-contained apartments and community housing;
- mortgage financing for rental housing to private developers and homeownership for modest-income families;
- mobile home loan insurance on loans provided by private sector lenders;
- financing for the development of trunk services and mobile home parks;
- provision of serviced lots for sale through the assembly and development of residential and industrial land; and
- provision of housing for special needs groups such as the disabled and victims of home violence.

The Corporation's branch offices are located in Calgary, Lethbridge, Red Deer, St. Paul, Fort McMurray and Grande Prairie.

Alberta Planning Board

Edmonton — Telephone: 427-4864

The Alberta Planning Board has a wide range of responsibilities from coordinating the functions and operations of the regional planning commissions to recommending land use policies to the Minister of Municipal Affairs. It is the appeal body for subdivisions and amendments to regional plans under the Planning Act and considers applications for the waiver of provisions of the Subdivision Regulation and section 78 of the Act, as well as extensions to subdivision approvals. It approves regional plans and amendments to them and hears referrals on inter-municipal disputes and actions of non-conformity to regional plans. The Board administers the Alberta Planning Fund and makes contributions to the budgets of the regional planning commissions as well as the allocation of funds for planning projects. It also advises and approves planning for New Towns, the formation of new regional planning commissions and deals with any other matters which the Minister may designate.

Local Authorities Board

Edmonton — Telephone: 427-4278

The Local Authorities Board has a number of duties assigned to it through various Acts. Its most important planning function is to rule on applications or petitions for annexation or separation of lands, including the authority to establish terms and conditions as part of its orders. When agreement between two municipalities cannot be reached, the Board can approve the annexation of lands from one municipality to another.

Additional Board functions relate to borrowing authority by municipalities and school authorities through the issue of debentures. The Board has the authority to examine the financial status of municipalities, authorize debenture borrowings, the use of surplus funds, and financial programs for controlled local authorities such as New Towns.

Special Areas Board

Hanna — Telephone: 854-5600

The Special Areas Board is responsible for achieving the rehabilitation of three million acres of public land in the southeast portion of the province by controlling its use under a leasing system that includes grazing, cultivation and mineral surface leases. The Board also acts as a municipal form of government in the area, in the absence of municipal districts or counties.

DEPARTMENT OF RECREATION AND PARKS

Planning Related Legislation Administered:

Department of Recreation and Parks Act
Recreation Development Act
Provincial Parks Act
Wilderness Areas Act
Alberta Games Council Act
Recreation, Parks and Wildlife Foundation Act

Groups with Planning Related Functions:

Design and Implementation Division

Program Development Branch
Edmonton — Telephone: 427-7009

The Program Development Branch is responsible for conducting market analysis and research to determine need for outdoor recreation facilities in the province. The Branch is also responsible for acquiring land for parks as well as for responding to inquiries with regard to policy and development.

Project Management Branch
Edmonton — Telephone: 427-6781

The Project Management Branch evaluates potential areas for outdoor recreation development and is responsible for the master and site planning for design in provincial parks and recreation areas. The Branch is also responsible for supervising the construction of these facilities.

Recreation Development Division

Provincial Recreation and Sport Services Branch
Edmonton — Telephone: 427-6549

The Provincial Recreation and Sport Services Branch encourages the orderly development of recreation in Alberta through a systematic coordination and development of comprehensive recreation plans for Alberta at the municipal, regional, and provincial levels. The Branch provides recreation planning consultative services to municipalities and related regional authorities, organizations, agencies, institutions, government bodies and other Branches within the Division; information and planning services to clients; and assistance in the planning, design, construction, maintenance, and management of the recreation environment. The Branch seeks active membership and participation of recreation planning related bodies which are directed towards the orderly development of recreation in Alberta. Specific consultative services provided by the Branch include master plan development; planning, development and operation of both indoor and outdoor recreation areas and facilities; community recreation research studies, provincial/regional recreation research studies; and provincial/regional recreation planning and policy projects.

Community Recreation Branch
Edmonton — Telephone: 427-2011

The Community Recreation Branch maintains nineteen regional offices throughout Alberta for the purpose of providing local advisory services to municipalities on matters of a recreation nature. For instance, Community Recreation Branch personnel assess municipal applications for financial assistance in programs like the Major Cultural/Recreation Facility Development program and assist municipalities in the development of recreation master plans.

Planning Secretariat

Edmonton — Telephone: 422-1730

The Planning Secretariat is responsible for the coordination of departmental long-range strategies related to recreation and parks system planning. The Planning Secretariat is also responsible for departmental positions on interdepartmental and inter-agency recreation planning issues and concerns, and for the development of long-range policy recommendations for review by the Deputy Minister.

DEPARTMENT OF TOURISM

Planning Related Legislation Administered:

None

Groups with Planning Related Functions:

Tourism Division

Development Branch
Edmonton — Telephone: 427-2597

This Branch is responsible for long-range planning in the development of Alberta's tourism industry. Through a close liaison with various government departments, planning commissions, financial institutions, and the private sector, this Branch fosters the controlled and manageable growth of tourist facilities. Consultative or planning assistance is available to private sector operations interested in expanding or upgrading existing tourism facilities, and to communities interested in encouraging increased tourist traffic. Due to its involvement in interdepartmental planning, this Branch monitors and provides input into government land use plans to ensure adequate land is being maintained for tourist facility development. It also manages and coordinates the development of special large scale tourism development projects undertaken by the Government of Alberta or on joint venture basis with the private sector.

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DEPARTMENT OF TRANSPORTATION AND UTILITIES

Planning Related Legislation Administered:

City Transportation Act

Groups with Planning Related Functions:

Urban Transportation Planning Division

Urban Transportation Branch
Edmonton — Telephone: 427-4575

The Urban Transportation Branch is primarily responsible for administering financial assistance programs and providing technical advice for transportation projects undertaken within Alberta's urban municipalities. The Branch is responsible for providing input into the long-term transportation system planning study which forms the basis of a municipality's transportation system by-law, and for reviewing and commenting on functional design plans for specific transportation facilities proposed by the municipality. In order to promote uniform and adequate standards on arterial roadways, the Branch also reviews and comments on those proposed plans of subdivision and area structure plans which will likely have a significant impact on the transportation network in terms of traffic generation and access. The Branch's comments will primarily address concerns of right-of-way requirements, access provision, intersection spacing and network planning.

Corporate Planning Services Branch
Edmonton — Telephone: 427-7944

The Corporate Planning Services Branch provides input into planning the provincial road system — both primary highways and secondary roads. It is also responsible for providing input and comments on many statutory and non-statutory plans and documents prepared by members of both the public and private sectors. Of primary importance is its input to rural and small urban municipalities on transportation related matters.

REGIONAL AND MUNICIPAL

PLANNING AUTHORITIES

This section lists the regional planning commissions, the municipalities with subdivision approving authority as well as all municipalities in Alberta along with their concommitant planning authority.

REGIONAL PLANNING COMMISSIONS

Battle River Regional Planning Commission
5014 - 48 Avenue
Wetaskiwin, Alberta
T9A 0M9 Telephone: 352-2215 or
424-6310 (from Edmonton)

Calgary Regional Planning Commission
4303 - 11 Street S.E.
Calgary, Alberta
T2G 4X1 Telephone: 287-2472

Edmonton Metropolitan Regional
Planning Commission
#602, 10025 - 106 Street
Edmonton, Alberta
T5J 1G4 Telephone: 423-5701

Mackenzie Regional Planning Commission
P.O. Box 450
Berwyn, Alberta
T0H 0E0 Telephone: 338-3862

Oldman River Regional Planning Commission
905 - 4th Avenue South
Lethbridge, Alberta
T1J 0P4 Telephone: 329-1344

Palliser Regional Planning Commission
Drawer 1900
Hanna, Alberta
T0J 1P0 Telephone: 854-3371

Red Deer Regional Planning Commission
2830 Bremner Avenue
Red Deer, Alberta
T4R 1M9 Telephone: 343-3394

Southeast Alberta Regional Planning Commission
Chinook Place, 3rd Floor
623 - 4th Street, S.E.
Medicine Hat, Alberta
T1A 0L1 Telephone: 527-3326

South Peace Regional Planning Commission
#202 Richmond Square
9804 - 100 Avenue
Grande Prairie, Alberta
T8V 0T8 Telephone: 532-0988

Yellowhead Regional Planning Commission
Box 249
Onoway, Alberta
T0E 1V0 Telephone: 967-2249

MUNICIPALITIES WITH SUBDIVISION APPROVING AUTHORITY

Cities

AIRDRIE
Planning and Building Inspection
Box 689
Airdrie, Alberta T0M 0B0
Telephone: 948-5907

CALGARY
Planning and Building Department
P.O. Box 2100, Station M
Calgary, Alberta T2P 2M5
Telephone: 268-5311

CAMROSE
Planning Department
5204 - 50 Avenue
Camrose, Alberta T4V 0S8
Telephone: 672-4428

EDMONTON
Planning and Building Department
2nd floor, 10310 - 102 Avenue
Edmonton, Alberta T5J 2X6
Telephone: 428-3119

FORT McMURRAY
Planning Department
4th floor, 9909 Franklin Avenue
Fort McMurray, Alberta T9H 2K4
Telephone: 743-7880

FORT SASKATCHEWAN
Planning & Development Department
10005 - 102 Street
Fort Saskatchewan, Alberta T8L 2C5
Telephone: 998-2266

LEDUC
Planning Department
4515 - 51 Avenue
Leduc, Alberta T9E 2Y7
Telephone: 986-2261

LETHBRIDGE
Planning & Development Department
910 - 4th Avenue South
Lethbridge, Alberta T1J 0P6
Telephone: 320-3920

ST. ALBERT
Planning Department
5 St. Anne Street
St. Albert, Alberta T8N 3Z9
Telephone: 459-1642

Counties

GRANDE PRAIRIE
Planning Department
8611 - 108 Street
Grande Prairie, Alberta T8V 4C5
Telephone: 532-9722

PARKLAND
Planning Department
Bag 250
Stony Plain, Alberta T0E 0G0
Telephone: 963-2231

STRATHCONA
Planning Department
2001 Sherwood Drive
Sherwood Park, Alberta T8A 3W7
Telephone: 464-8124

Municipal Districts

ROCKY VIEW
Planning Department
Box 3009, Station B
Calgary, Alberta T2M 4L6
Telephone: 230-1401

PLANNING AGENCIES RESPONSIBLE FOR ALBERTA MUNICIPALITIES

For each municipality in Alberta there is generally one agency, be it provincial, regional or municipal, that tends to the everyday planning needs of that municipality. The following table gives the names of all the incorporated municipalities in Alberta (alphabetically) and the planning body responsible for providing it with planning advice.

To make the table simpler, a series of abbreviations have been used to designate municipal status. These abbreviations and their meanings are as follows:

c	— City
t	— Town or New Town
v	— Village
sv	— Summer Village
Co.	— County
I.D.	— Improvement District
M.D.	— Municipal District

In addition, PD has been used as the abbreviation for Planning Department and RPC as the shortened version of Regional Planning Commission.

URBAN MUNICIPALITIES

Municipality	Type	Planning Agency
Acme	v	Palliser RPC
Airdrie	c	Calgary RPC & Airdrie PD
Alberta Beach	sv	Yellowhead RPC
Alix	v	Red Deer RPC
Alliance	v	Battle River RPC
Amisk	v	Municipal Affairs
Andrew	v	Municipal Affairs
Argentia Beach	sv	Battle River RPC
Arrowwood	v	Oldman River RPC
Athabasca	t	Municipal Affairs
Barnwell	v	Oldman River RPC
Barons	v	Oldman River RPC
Barrhead	t	Yellowhead RPC
Bashaw	t	Battle River RPC
Bassano	t	S.E. Alberta RPC
Bawlf	v	Battle River RPC
Beaumont	t	Edmonton Metro RPC
Beaverlodge	t	South Peace RPC
Beiseker	v	Calgary RPC
Bentley	v	Red Deer RPC
Berwyn	v	Mackenzie RPC
Betula Beach	sv	Yellowhead RPC
Big Valley	v	Red Deer RPC
Birchcliff	sv	Red Deer RPC
Bittern Lake	v	Battle River RPC
Black Diamond	t	Calgary RPC
Blackfalds	t	Red Deer RPC
Blackie	v	Calgary RPC
Bon Accord	t	Edmonton Metro RPC
Bondiss	sv	Municipal Affairs
Bonnyville	t	Municipal Affairs
Bonnyville Beach	sv	Municipal Affairs
Botha	v	Red Deer RPC
Bowden	t	Red Deer RPC
Bow Island	t	S.E. Alberta RPC
Boyle	v	Municipal Affairs
Breton	v	Battle River RPC
Brooks	t	S.E. Alberta RPC
Bruderheim	v	Municipal Affairs
Burdett	v	S.E. Alberta RPC
Calgary	c	Calgary PD & Calgary RPC
Calmar	t	Edmonton Metro RPC
Camrose	c	Battle River RPC & Camrose PD
Canmore	t	Calgary RPC
Carbon	v	Palliser RPC
Cardston	t	Oldman River RPC
Carmangay	v	Oldman River RPC
Caroline	v	Red Deer RPC
Carstairs	t	Red Deer RPC
Castle Island	sv	Yellowhead RPC
Castor	t	Red Deer RPC
Cayley	v	Calgary RPC
Cereal	v	Palliser RPC
Champion	v	Oldman River RPC
Chauvin	v	Municipal Affairs
Chestermere Lake	sv	Calgary RPC
Chipman	v	Municipal Affairs
Claresholm	t	Oldman River RPC
Clive	v	Red Deer RPC
Cluny	v	Calgary RPC
Clyde	v	Municipal Affairs
Coaldale	t	Oldman River RPC
Coalhurst	v	Oldman River RPC
Cochrane	t	Calgary RPC
Cold Lake	t	Municipal Affairs
Consort	v	Palliser RPC
Coronation	t	Red Deer RPC
Coutts	v	Oldman River RPC
Cowley	v	Oldman River RPC
Cremona	v	Red Deer RPC
Crossfield	t	Calgary RPC
Crowsnest Pass	t	Oldman River RPC
Crystal Springs	sv	Battle River RPC
Czar	v	Municipal Affairs
Daysland	t	Battle River RPC
Delburne	v	Red Deer RPC
Delia	v	Palliser RPC
Derwent	v	Municipal Affairs
Devon	t	Edmonton Metro RPC
Dewberry	v	Municipal Affairs
Didsbury	t	Red Deer RPC
Donalda	v	Red Deer RPC
Donnelly	v	South Peace RPC
Drayton Valley	t	Yellowhead RPC
Drumheller	c	Palliser RPC
Duchess	v	S.E. Alberta RPC
Eaglesham	v	South Peace RPC
Eckville	t	Red Deer RPC
Edberg	v	Battle River RPC
Edgerton	v	Municipal Affairs
Edmonton	c	Edmonton PD & Edmonton Metro RPC
Edmonton Beach	sv	Yellowhead RPC
Edson	t	Yellowhead RPC
Elk Point	t	Municipal Affairs
Elnora	v	Red Deer RPC
Empress	v	Palliser RPC
Entwistle	v	Yellowhead RPC
Evansburg	v	Yellowhead RPC

Municipality	Type	Planning Agency
Fairview	t	Mackenzie RPC
Fahler	t	South Peace RPC
Ferintosh	v	Battle River RPC
Foremost	v	S.E. Alberta RPC
Forestburg	v	Battle River RPC
Fort Assiniboine	v	Yellowhead RPC
Fort MacLeod	t	Oldman River RPC
Fort McMurray	c	Municipal Affairs & Fort McMurray PD
Fort Saskatchewan	c	Edmonton Metro RPC & Fort Saskatchewan PD
Fox Creek	t	Yellowhead RPC
Gadsby	v	Red Deer RPC
Galahad	v	Battle River RPC
Ghost Lake	sv	Calgary RPC
Gibbons	t	Edmonton Metro RPC
Girouxville	v	South Peace RPC
Gleichen	t	Calgary RPC
Glendon	v	Municipal Affairs
Glenwood	v	Oldman River RPC
Golden Days	sv	Battle River RPC
Grand Centre	t	Municipal Affairs
Grande Cache	t	Yellowhead RPC
Grande Prairie	c	South Peace RPC
Grandview	sv	Battle River RPC
Granum	t	Oldman River RPC
Grassy Lake	v	Oldman River RPC
Grimshaw	t	Mackenzie RPC
Gull Lake	sv	Red Deer RPC
Hairy Hill	v	Municipal Affairs
Half Moon Bay	sv	Red Deer RPC
Halkirk	v	Red Deer RPC
Hanna	t	Palliser RPC
Hardisty	t	Municipal Affairs
Hay Lakes	v	Battle River RPC
Heisler	v	Battle River RPC
High Level	t	Mackenzie RPC
High Prairie	t	South Peace RPC
High River	t	Calgary RPC
Hill Spring	v	Oldman River RPC
Hines Creek	v	Mackenzie RPC
Hinton	t	Yellowhead RPC
Holden	v	Municipal Affairs
Horseshoe Bay	sv	Municipal Affairs
Hughenden	v	Municipal Affairs
Hussar	v	Calgary RPC
Hythe	v	South Peace RPC
Innisfail	t	Red Deer RPC
Innisfree	v	Municipal Affairs
Irma	v	Municipal Affairs
Irricana	v	Calgary RPC
Irvine	t	S.E. Alberta RPC
Island Lake	sv	Municipal Affairs
Island Lake South	sv	Municipal Affairs
Itaska Beach	sv	Battle River RPC
Jarvis Bay	sv	Red Deer RPC
Kapasiwin	sv	Yellowhead RPC
Killam	t	Battle River RPC
Kinuso	v	Municipal Affairs
Kitscoty	v	Municipal Affairs
Lac La Biche	t	Municipal Affairs
Lacombe	t	Red Deer RPC
Lakeview	sv	Yellowhead RPC
Lamont	t	Municipal Affairs
Larkspur	sv	Municipal Affairs
Lavoy	v	Municipal Affairs
Leduc	c	Edmonton Metro RPC
Legal	v	Edmonton Metro RPC
Lethbridge	c	Oldman River RPC & Lethbridge PD
Linden	v	Palliser RPC
Lloydminster	c	Municipal Affairs
Lomond	v	Oldman River RPC
Longview	v	Calgary RPC
Lougheed	v	Battle River RPC
Magrath	t	Oldman River RPC
Ma-Me-O Beach	sv	Battle River RPC
Manning	t	Mackenzie RPC
Mannville	v	Municipal Affairs
Marwayne	v	Municipal Affairs
Mayerthorpe	t	Yellowhead RPC
McLennan	t	South Peace RPC
Medicine Hat	c	S.E. Alberta RPC
Mewatha Beach	sv	Municipal Affairs
Milk River	t	Oldman River RPC
Millet	t	Battle River RPC
Milo	v	Oldman River RPC
Minburn	v	Municipal Affairs
Mirror	v	Red Deer RPC
Morinville	t	Edmonton Metro RPC
Morrin	v	Palliser RPC
Mundare	t	Municipal Affairs
Munson	v	Palliser RPC
Myrnam	v	Municipal Affairs
Nakamun Park	sv	Yellowhead RPC
Nampa	v	Mackenzie RPC
Nanton	t	Oldman River RPC
New Norway	v	Battle River RPC
New Sarepta	v	Edmonton Metro RPC
Nobleford	v	Oldman River RPC
Norglenwold	sv	Red Deer RPC

Municipality	Type	Planning Agency
Okotoks	t	Calgary RPC
Olds	t	Red Deer RPC
Onoway	v	Yellowhead RPC
Oyen	t	Palliser RPC
Paradise Valley	v	Municipal Affairs
Parkland Beach	sv	Battle River RPC
Peace River	t	Mackenzie RPC
Pelican Narrows	sv	Municipal Affairs
Penhold	t	Red Deer RPC
Picture Butte	t	Oldman River RPC
Pincher Creek	t	Oldman River RPC
Plamondon	v	Municipal Affairs
Point Alison	sv	Yellowhead RPC
Ponoka	t	Battle River RPC
Poplar Bay	sv	Battle River RPC
Provost	t	Municipal Affairs
Radway	v	Municipal Affairs
Rainbow Lake	t	Mackenzie RPC
Raymond	t	Oldman River RPC
Redcliff	t	S.E. Alberta RPC
Red Deer	c	Red Deer RPC
Redwater	t	Edmonton Metro RPC
Rimbey	t	Battle River RPC
Rochon Sands	sv	Red Deer RPC
Rockyford	v	Calgary RPC
Rocky Mountain House	t	Red Deer RPC
Rosalind	v	Battle River RPC
Rosemary	v	S.E. Alberta RPC
Ross Haven	sv	Yellowhead RPC
Rumsey	v	Palliser RPC
Rycroft	v	South Peace RPC
Ryley	v	Municipal Affairs
St. Albert	c	Edmonton Metro RPC & St. Albert PD
St. Paul	t	Municipal Affairs
Sandy Beach	sv	Yellowhead RPC
Sangudo	v	Yellowhead RPC
Seba Beach	sv	Yellowhead RPC
Sedgewick	t	Battle River RPC
Sexsmith	t	South Peace RPC
Silver Beach	sv	Battle River RPC
Silver Sands	sv	Yellowhead RPC
Slave Lake	t	Municipal Affairs
Smoky Lake	t	Municipal Affairs
South Baptiste	sv	Municipal Affairs
South View	sv	Yellowhead RPC
Spirit River	t	South Peace RPC
Spruce Grove	c	Edmonton Metro RPC
Standard	v	Calgary RPC
Stavely	t	Oldman River RPC
Stettler	t	Red Deer RPC
Stirling	v	Oldman River RPC
Stony Plain	t	Edmonton Metro RPC
Strathmore	t	Calgary RPC
Strome	v	Battle River RPC
Sundance Beach	sv	Battle River RPC
Sundre	t	Red Deer RPC
Sunset Point	sv	Yellowhead RPC
Swan Hills	t	Yellowhead RPC
Sylvan Lake	t	Red Deer RPC
Taber	t	Oldman River RPC
Thorhild	v	Municipal Affairs
Thorsby	v	Battle River RPC
Three Hills	t	Palliser RPC
Tilley	v	S.E. Alberta RPC
Tofield	t	Municipal Affairs
Torrington	v	Palliser RPC
Trochu	t	Palliser RPC
Turner Valley	t	Calgary RPC
Two Hills	t	Municipal Affairs
Valleyview	t	South Peace RPC
Val Quentin	sv	Yellowhead RPC
Vauxhall	t	Oldman River RPC
Vegreville	t	Municipal Affairs
Vermilion	t	Municipal Affairs
Veteran	v	Palliser RPC
Viking	t	Municipal Affairs
Vilna	v	Municipal Affairs
Vulcan	t	Oldman River RPC
Wabamun	v	Yellowhead RPC
Wainwright	t	Municipal Affairs
Waiparous	sv	Calgary RPC
Wanham	v	South Peace RPC
Warburg	v	Battle River RPC
Warner	v	Oldman River RPC
Warspite	v	Municipal Affairs
Waskatenau	v	Municipal Affairs
Wembley	t	South Peace RPC
West Baptiste	sv	Municipal Affairs
West Cove	sv	Yellowhead RPC
Westlock	t	Municipal Affairs
Wetaskiwin	c	Battle River RPC
Whispering Hills	sv	Municipal Affairs
Whitecourt	t	Yellowhead RPC
White Gull	sv	Municipal Affairs
Whitesands	sv	Red Deer RPC
Wildwood	v	Yellowhead RPC
Willingdon	v	Municipal Affairs
Yellowstone	sv	Yellowhead RPC
Youngstown	v	Palliser RPC

RURAL MUNICIPALITIES

Municipality	Type/No.	Planning Agency
Acadia	M.D. 34	Palliser RPC
Athabasca	Co. 12	Municipal Affairs
Barrhead	Co. 11	Yellowhead RPC
Beaver	Co. 9	Municipal Affairs
Bonnyville	M.D. 87	Municipal Affairs
Camrose	Co. 22	Battle River RPC
Cardston	M.D. 6	Oldman River RPC
Clearwater	M.D. 99	Red Deer RPC
Cypress	M.D. 1	S.E. Alberta RPC
Fairview	M.D. 136	Mackenzie RPC
Flagstaff	Co. 29	Battle River RPC
Foothills	M.D. 31	Calgary RPC
Forty Mile	Co. 8	S.E. Alberta RPC
Grande Prairie	Co. 1	South Peace RPC & County of Grande Prairie PD
I.D.	No. 6	Oldman River RPC
I.D.	No. 7	Palliser RPC
I.D.	No. 8	Calgary RPC
I.D.	No. 14	Yellowhead RPC
I.D.	No. 15	Yellowhead RPC
I.D.*	No. 16 (North)	South Peace RPC
I.D.*	No. 16 (South)	Yellowhead RPC
I.D.*	No. 17	Mackenzie RPC
I.D.*	No. 17	South Peace RPC
I.D.*	No. 17	Municipal Affairs
I.D.*	No. 17	Yellowhead RPC
I.D.	No. 18	Municipal Affairs
I.D.	No. 19	South Peace RPC
I.D.	No. 20	South Peace RPC
I.D.	No. 21	Mackenzie RPC
I.D.	No. 22	Mackenzie RPC
I.D.	No. 23	Mackenzie RPC
Kneehill	No. 48	Palliser RPC
Lacombe	Co. 14	Red Deer RPC
Lac Ste. Anne	Co. 28	Yellowhead RPC
Lamont	Co. 30	Municipal Affairs
Leduc*	Co. 25	Battle River RPC
Leduc*	Co. 25	Edmonton Metro RPC
Lethbridge	Co. 26	Oldman River RPC
Minburn	Co. 27	Municipal Affairs
Mountain View	Co. 17	Red Deer RPC
Newell	Co. 4	S.E. Alberta RPC
Paintearth	Co. 18	Red Deer RPC
Parkland	Co. 31	Edmonton Metro RPC & County of Parkland PD
Peace	M.D. 135	Mackenzie RPC
Pincher Creek	M.D. 9	Oldman River RPC
Ponoka	Co. 3	Battle River RPC
Provost	M.D. 52	Municipal Affairs
Red Deer	Co. 23	Red Deer RPC
Rocky View	M.D. 44	Calgary RPC & MD of Rocky View PD
St. Paul	Co. 19	Municipal Affairs
Smoky Lake	Co. 13	Municipal Affairs
Smoky River	M.D. 13	South Peace RPC
Special Area	No. 2	Palliser RPC
Special Area	No. 3	Palliser RPC
Special Area	No. 4	Palliser RPC
Spirit River	M.D. 133	South Peace RPC
Starland	M.D. 47	Palliser RPC
Stettler	Co. 6	Red Deer RPC
Strathcona	Co. 20	Edmonton Metro RPC & County of Strathcona PD
Sturgeon	M.D. 90	Edmonton Metro RPC
Taber	M.D. 14	Oldman River RPC
Thorhild	Co. 7	Municipal Affairs
Two Hills	Co. 21	Municipal Affairs
Vermilion River	Co. 24	Municipal Affairs
Vulcan	Co. 2	Oldman River RPC
Wainwright	M.D. 61	Municipal Affairs
Warner	Co. 5	Oldman River RPC
Westlock	M.D. 92	Municipal Affairs
Wetaskiwin	Co. 10	Battle River RPC
Wheatland	Co. 16	Calgary RPC
Willow Creek	M.D. 26	Oldman River RPC

*split jurisdiction

INDEX TO PROVINCIAL

DEPARTMENTS AND COMMITTEES WITH PLANNING RESPONSIBILITIES

Activity or Functional Area	Provincial Department(s) Responsible	Committee or Boards Responsible
AGRICULTURAL DEVELOPMENT		
• policy, agricultural development	Agriculture	
ENVIRONMENT		
• environmental conservation	Environment	
• environmental land assembly	Environment	
• natural areas, establishment of	Environment	Natural Areas Committee
• policy, provincial environmental	Environment	Conservation & Utilization Committee
• reclamation	Environment	Reclamation Review Committee
• soil & groundwater contamination	Environment	
HISTORIC SITES		
• preservation & designation	Culture	Historic Sites Board
HOUSING		
• policy, housing	Municipal Affairs	Alberta Mortgage & Housing Corporation
• programs, housing	Municipal Affairs	Alberta Mortgage & Housing Corporation
LAND USE PLANNING		
• airport vicinity protection areas	Municipal Affairs	
• annexations	Municipal Affairs	Local Authorities Board
• lake management plans	Municipal Affairs	
• policy, provincial planning	Municipal Affairs	Alberta Planning Board
• regional planning	Municipal Affairs	Alberta Planning Board
• special planning areas	Municipal Affairs	Alberta Planning Board
• subdivisions	Municipal Affairs	Alberta Planning Board
NATURAL RESOURCES DEVELOPMENT		
• compensation, for land needed for resource development		Surface Rights Board
• grazing lands	Forestry Lands & Wildlife	
• integrated resource management	Forestry Lands & Wildlife	Conservation & Utilization Committee
• permits, for energy related development		Energy Resources Conservation Board
• policy, industrial development	Economic Development and Trade	
• policy, natural resources	Forestry Lands & Wildlife	Natural Resources Coordinating Council
• resource exploration	Energy	Exploration Review Committee
• timber development	Forestry Lands & Wildlife	
• water resources management	Environment	Alberta Water Resources Advisory Committee
NORTHERN DEVELOPMENT		
• water & sewer, provision to northern communities		Northern Water and Sewer Committee
PARKS		
• parks and recreational facility development	Recreation and Parks	

Activity or Functional Area	Provincial Department(s) Responsible	Committee or Boards Responsible
PUBLIC LANDS		
• mineral rights, sale of Crown land	Energy	Crown Mineral Disposition Review Committee
• planning Crown lands	Forestry Lands & Wildlife	
• special areas, administration of	Municipal Affairs	Special Areas Board
• tourism, development of	Tourism	
• water recreation, development of		Water Recreation Bodies Committee
TRANSPORTATION		
• airport location & expansion	Transportation & Utilities	
• alignments, highway	Transportation & Utilities	
• highways, construction & maintenance	Transportation & Utilities	
• programs, transportation	Transportation & Utilities	
• roadside development	Transportation & Utilities	